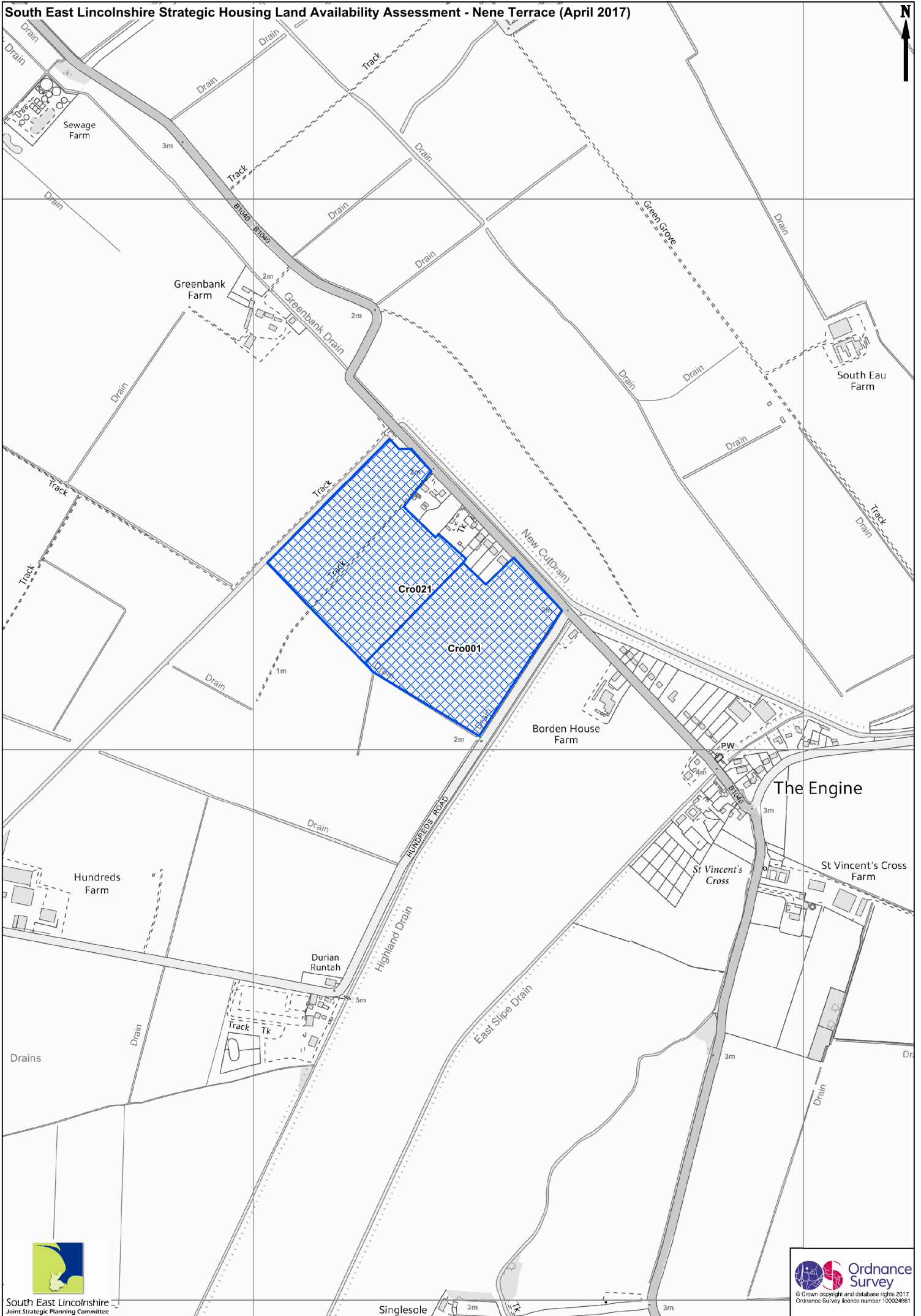


South East Lincolnshire Strategic Housing Land Availability Assessment - Nene Terrace (April 2017)



**Reference** **Cro001** **Settlement:** Nene Terrace **Phase two SHLAA sites**

**Address** Land to the west of Nene Terrace Road, Nene Terrace

**Site area (Hectares)** 6.11 **Site capacity at 30 dph:** 183 **Site capacity at 25 dph:** 153 **Site capacity at 20 dph:** 122 **Site capacity from planning permissions:**

**Availability** **Is the site available?**  Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  Yes

**Explanation** Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 72  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  No

**Explanation** The site would create an extension to Nene Terrace, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is poorly related to and greatly out-of-scale with the existing village.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - although it is accessible to Nene Terrace's services and facilities, it is not located within or adjacent to its existing built-up area.  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 2 agricultural land, & is not previously developed.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	<b>Zone 3a</b>	<b>Danger for some</b>	0.25m to 0.50m
	Zone3b	<b>Danger for most</b>	0.50m to 1.0m
		<b>Danger for all</b>	<b>1.0m to 2.0m</b>
		>2.0m	

**Reference** **Cro021** **Settlement:** Nene Terrace **Phase two SHLAA sites**

**Address** Land to the west of Nene Terrace Road, Nene Terrace

**Site area (Hectares)** 13.28 **Site capacity at 30 dph:** 398 **Site capacity at 25 dph:** 332 **Site capacity at 20 dph:** 266 **Site capacity from planning permissions:**

**Availability** **Is the site available?**  Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**  Yes

**Explanation** Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 216  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  No

**Explanation** The site would create an extension to Nene Terrace, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is poorly related to and massively out-of-scale with the existing village.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - although it is accessible to Nene Terrace's services and facilities, it is not located within or adjacent to its existing built-up area.  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 2 agricultural land, & is not previously developed.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

**Flood risk**  
Zone 1  
Zone 2  
 Zone 3a  
Zone 3b

No hazard  
Low hazard  
 Danger for some  
 Danger for most  
Danger for all

No Depth  
0m to 0.25m  
0.25m to 0.50m  
0.50m to 1.0m  
 1.0m to 2.0m  
>2.0m