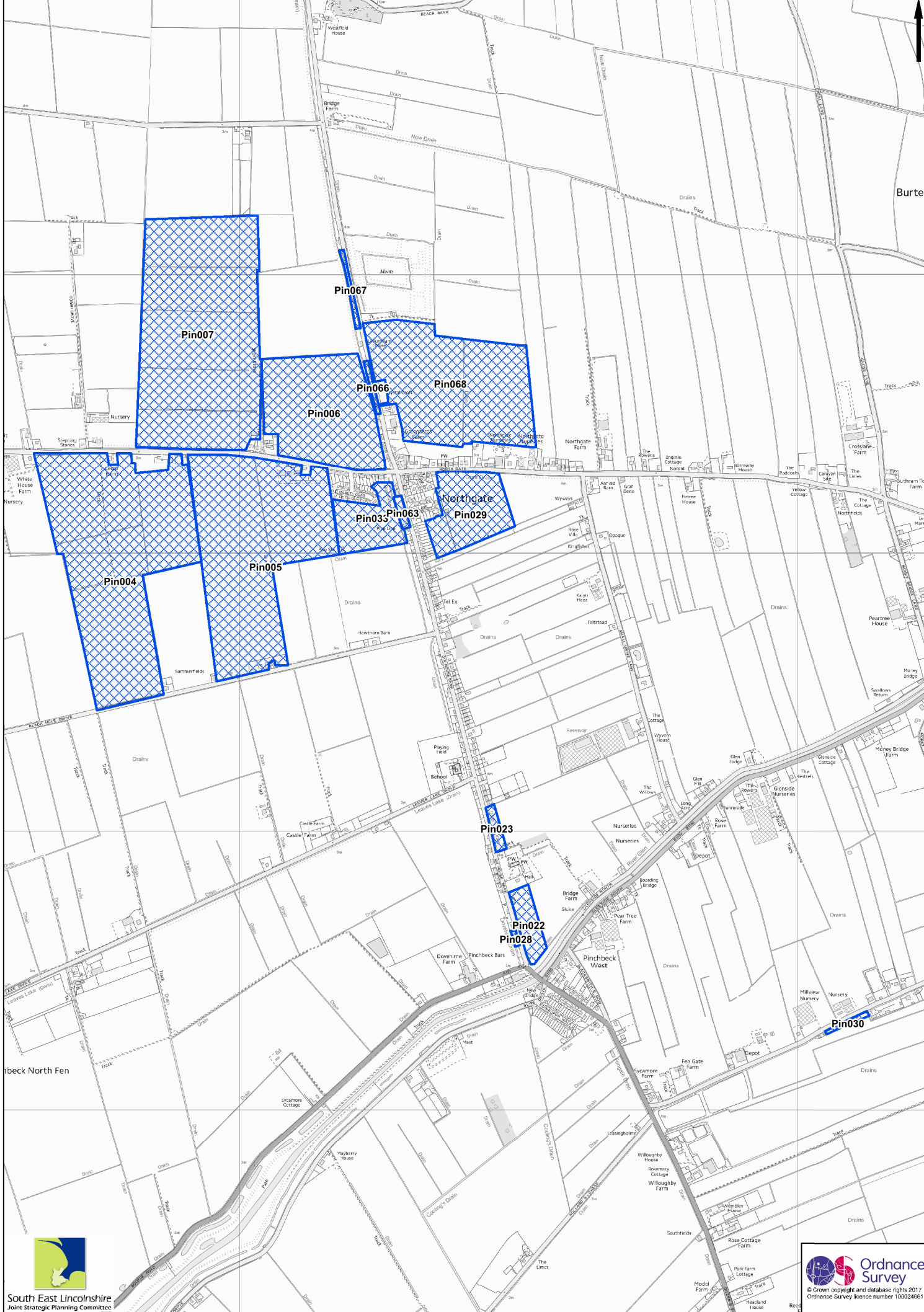


South East Lincolnshire Strategic Housing Land Availability Assessment - Northgate & West Pinchbeck (April 2017)



Reference Pin004 **Settlement:** Northgate, West Pinc **Phase two SHLAA sites**

Address Land to the south of Star Lode Drove, Pinchbeck Northgate

Site area (Hectares) 33.1 **Site capacity at 30 dph:** 993 **Site capacity at 25 dph:** 828 **Site capacity at 20 dph:** 662 **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 Poor achievability. Values are moderate, and opening-up infrastructure costs are likely to be particularly 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 25).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	250
Delivered in yrs 16-20:	250
Delivered in yrs 21-25:	112

Suitability **Is the site suitable?** No

Explanation

The site would create an extension to Northgate, West Pinchbeck, 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, and its development would create a large, incongruous and isolated group of dwellings in the countryside.

INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place undue burdens on infrastructure.

LOCATION - although it is accessible to Northgate, West Pinchbeck'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 1 agricultural land, & is not previously developed.

TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's scale means that it is likely to create traffic problems.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, infrastructure issues and transport issues.

Classification **Undevelopable**

Flood risk

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

Reference

Pin005

Settlement:

Northgate, West Pinc

Phase two SHLAA sites

Address

Land to the south of Star Lode Drove, Pinchbeck Northgate

Site area (Hectares)

28.16	Site capacity at 30 dph:	845	Site capacity at 25 dph:	704	Site capacity at 20 dph:	563	Site capacity from planning permissions:	<input type="checkbox"/>
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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

Poor achievability. Values are moderate, and opening-up infrastructure costs are likely to be particularly 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 25).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	250
Delivered in yrs 16-20:	250
Delivered in yrs 21-25:	13

Suitability

Is the site suitable?

No

Explanation

The site would create an extension to Northgate, West Pinchbeck, 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, and its development would create a major visual intrusion into the countryside.

INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place undue burdens on infrastructure.

LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 agricultural land, & is not previously developed.

TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's scale means that it is likely to create traffic problems.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, infrastructure issues and transport issues.

Classification

Undevelopable

Flood risk

Zone 1
Zone 2
Zone 3a
Zone3b

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

Reference Pin006 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the north of Star Lode Drove, Pinchbeck Northgate

Site area (Hectares) 14.76 Site capacity at 30 dph: 443 Site capacity at 25 dph: 369 Site capacity at 20 dph: 295 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 Poor achievability. Values are moderate, and opening-up infrastructure costs likely to be 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: 245
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Northgate, West Pinchbeck, 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 significantly out-of-scale with the existing village, and its development would create a major visual intrusion into the countryside.
INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place burdens on infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 agricultural land, & is not previously developed.
TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's scale means that it is likely to create traffic problems.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, infrastructure issues and transport issues.

Classification Undevelopable

Flood risk
Zone 1
Zone 2
Zone 3a
Zone3b

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

Reference Pin007 **Settlement:** Northgate, West Pinc **Phase two SHLAA sites**

Address Land to the north of Star Lode Drove, Pinchbeck Northgate

Site area (Hectares) 35.11 **Site capacity at 30 dph:** 1053 **Site capacity at 25 dph:** 878 **Site capacity at 20 dph:** 702 **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 Poor achievability. Values moderate, and opening-up infrastructure costs are likely to be particularly 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 25).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	250
Delivered in yrs 16-20:	250
Delivered in yrs 21-25:	152

Suitability **Is the site suitable?** No

Explanation

The site would create an extension to Northgate, West Pinchbeck, 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, and its development would create a large, incongruous and isolated group of dwellings in the countryside.

INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place undue burdens on infrastructure.

LOCATION - although it is accessible to Northgate, West Pinchbeck'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 1 agricultural land, & is not previously developed.

TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's scale means that it is likely to create traffic problems.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, infrastructure issues and transport issues.

Classification **Undevelopable**

Flood risk

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

Reference Pin022 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the east of Six House Bank, Pinchbeck West

Site area (Hectares) 1.94 Site capacity at 30 dph: 58 Site capacity at 25 dph: 48 Site capacity at 20 dph: 39 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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 15
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Northgate, West Pinchbeck, 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 would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 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, and adverse environmental impacts.

Classification Undevelopable

Flood risk

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

Reference Pin023 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the east of Six House Bank, Pinchbeck West

Site area (Hectares) 0.59 Site capacity at 30 dph: 18 Site capacity at 25 dph: 15 Site capacity at 20 dph: 12 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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, 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 would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 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, and adverse environmental impacts.

Classification Undevelopable

Flood risk

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

Reference Pin028 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the west of Six House Bank, Pinchbeck West

Site area (Hectares) 0.1 Site capacity at 30 dph: 3 Site capacity at 25 dph: 2 Site capacity at 20 dph: 2 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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, 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 would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 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, and adverse environmental impacts.

Classification Undevelopable

Flood risk

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

Reference Pin029 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the south of Northgate, Pinchbeck Northgate

Site area (Hectares) 6.69 Site capacity at 30 dph: 201 Site capacity at 25 dph: 167 Site capacity at 20 dph: 134 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 relatively high, but opening-up infrastructure costs are likely to be moderate. 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: 84
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Northgate, West Pinchbeck, 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 the existing settlement, and its development would create a major visual intrusion into the countryside.
INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place burdens on infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 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 infrastructure issues.

Classification Undevelopable

Flood risk

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

Reference Pin030 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the south of Fengate Road, West Pinchbeck

Site area (Hectares) 0.26 Site capacity at 30 dph: 8 Site capacity at 25 dph: 6 Site capacity at 20 dph: 5 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 Good achievability. Values are moderate, and opening-up infrastructure costs likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

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

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, 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 unrelated to the existing pattern of development, and development would create an incongruous, isolated group of dwellings in the open countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to any existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 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	No hazard	No Depth
Zone 2	Low hazard	0m to 0.25m
Zone 3a	Danger for some	0.25m to 0.50m
Zone 3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference Pin033 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the west of Six House Bank, Pinchbeck Northgate

Site area (Hectares) 4.7 Site capacity at 30 dph: 141 Site capacity at 25 dph: 118 Site capacity at 20 dph: 94 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate. 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: 44
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Northgate, West Pinchbeck, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - public views into the site are limited, and its development would cause relatively little harm to the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 1 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.

Classification Undevelopable

Flood risk
Zone 1
Zone 2
Zone 3a
Zone3b

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

Reference Pin063 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the west of Six House Bank, West Pinchbeck

Site area (Hectares) 0.34 Site capacity at 30 dph: 10 Site capacity at 25 dph: 8 Site capacity at 20 dph: 7 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 9
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - although it would create over 100m of ribbon development, its would essentially simply fill an undeveloped gap in an otherwise built-up frontage.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, it 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.

Classification Undevelopable

Flood risk Zone 1
Zone 2
Zone 3a
Zone3b

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

Reference Pin066 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the west of Beck Bank, Northgate/West Pinchbeck

Site area (Hectares) 0.3 Site capacity at 30 dph: 9 Site capacity at 25 dph: 8 Site capacity at 20 dph: 6 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

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

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it would create nearly 200m of ribbon development (which is an undesirable form of development), but it would be in character with what is an almost entirely linear village and would link the dwelling known as Laburnum House with the rest of the village.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, it 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.

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

Reference Pin067 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the west of Beck Bank, Northgate/West Pinchbeck

Site area (Hectares) 0.41 Site capacity at 30 dph: 12 Site capacity at 25 dph: 10 Site capacity at 20 dph: 8 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation The site would create an extension to Northgate, West Pinchbeck, 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 - the site is physically separate from the existing village and would create an incongruous ribbon of development of nearly 300m in length in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - whilst it is accessible to Northgate, West Pinchbeck'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, and it is not agricultural land. However, it 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

Reference Pin068 Settlement: Northgate, West Pinc Phase two SHLAA sites

Address Land to the east of Beck Bank, Northgate/West Pinchbeck

Site area (Hectares) 20.9 Site capacity at 30 dph: 627 Site capacity at 25 dph: 522 Site capacity at 20 dph: 418 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 Poor achievability. Values are relatively high, but opening-up infrastructure costs likely to be 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 20).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 250
Delivered in yrs 16-20: 118
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Northgate, West Pinchbeck, 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 significantly out-of-scale with the existing village, and its development would create a major visual intrusion into the countryside.
INFRASTRUCTURE - although it will not lead to the loss of existing infrastructure, its scale means that it would be likely to place burdens on infrastructure.
LOCATION - it is accessible to Northgate, West Pinchbeck's services and facilities, & is located 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 best and most versatile agricultural land, & is not previously developed.
TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's scale means that it is likely to create traffic problems.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, infrastructure issues and transport issues.

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