

Reference	Pin004	Settlement:	Northgate, West Pinc	Phase two SHLAA sites						
Address	Land to the south of Sta	Land to the south of Star Lode Drove, Pinchbeck Northgate								
Site area (Hectares) Availability	33.1 Site capacity at 30 dph:	at 25 dph:	Site capacity at 20 dph:	Site capacity from planning permissions:						
Explanation	Although there is no pia	anning permission or allocati	on, there are no known lega	ai or ownersnip problems.						
Achievability	Is the site achievab	Yes Yes								
Explanation	high. Nonetheless, if it i	les are moderate, and openii is allocated, there is a reasor e completed before year 25).	nable prospect that it would	The state of the s						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	2 2	50 50 50 12							
Suitability	Is the site suitable?	No								
	development would ha related to and massivel incongruous and isolate INFRASTRUCTURE - althwould be likely to place LOCATION - although it within or adjacent to its SITE CHARACTERISTICS uses. However, it is graTRANSPORT - services & However, the site's scalunsuitable, due to conf poor location, infrastru	ACTS - although it will not have adverse impacts upon the yout-of-scale with the existing group of dwellings in the chough it will not lead to the lead to the lead to undue burdens on infrastruis accessible to Northgate, was existing built-up area. - the site has little intrinsic adde 1 agricultural land, & is not a facilities are potentially accele means that it is likely to critical with the emerging Plan's cture issues and transport is:	e character and appearance ing village, and its developm countryside. oss of existing infrastructure cture. West Pinchbeck's services are menity value, & there are not previously developed. cessible by bicycle, on foot ceate traffic problems.	of the area - it is poorly ent would create a large, e, its scale means that it ad facilities, it is not located o nearby 'bad neighbour' or by public transport.						
Classification	Unde	evelopable								
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for some Danger for most Danger for all	0 0 0 1	no Depth m to 0.25m .25m to 0.50m .50m to 1.0m .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) Availability	Site capacity at 30 dph:	at 25 dph:	Site capacity 563 at 20 dph:	Site capacity from planning permissions:					
Explanation	Although there is no pl	anning permission or allocation	n there are no known legs	ol or ownership problems					
Explanation	Attriough there is no pr	anning permission or anocation	on, there are no known lega	ii di dwiiersiiip problems.					
Achievability	Is the site achieval	Yes Yes							
Explanation	high. Nonetheless, if it	les are moderate, and openin is allocated, there is a reason e completed before year 25).	able prospect that it would	The state of the s					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	25 25	50 50 50 13						
Suitability	Is the site suitable	No							
	development would ha related to and massivel visual intrusion into the INFRASTRUCTURE - alth would be likely to place LOCATION - it is access existing built-up area. SITE CHARACTERISTICS uses. However, it is graTRANSPORT - services & However, the site's sca	ACTS - although it will not have adverse impacts upon the yout-of-scale with the existing countryside. Inough it will not lead to the local undue burdens on infrastructible to Northgate, West Pincher the site has little intrinsic and 1 agricultural land, & is not a facilities are potentially accide means that it is likely to credit the site with the emerging Plan's	character and appearance on village, and its developm oss of existing infrastructure of ture. abeck's services and facilities of previously developed, essible by bicycle, on foot of eate traffic problems.	of the area - it is poorly ent would create a major e, its scale means that it s, & is located adjacent to its o nearby 'bad neighbour' or by public transport.					
Classification	Unde	evelopable							
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for some Danger for most Danger for all	0 0 0 1	o Depth m to 0.25m .25m to 0.50m .50m to 1.0m .0m to 2.0m 2.0m					

Reference	Pin006	Settlement:	Northgate, West Pinc	Phase two SHLAA sites					
Address	Land to the north of Sta	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:	Site capacity from planning permissions:					
Availability	Is the site available	Yes Yes		permissions.					
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known lega	l or ownership problems.					
Achievability	Is the site achieval	Yes Yes							
Explanation		a reasonable prospect that	ng-up infrastructure costs lik it would be developed (assu	_					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	2	50 245						
Suitability	Is the site suitable?	No							
Explanation	identification of no nev ENVIRONMENTAL IMPA development would ha related to and significal visual intrusion into the INFRASTRUCTURE - alth would be likely to place LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses. However, it is gra TRANSPORT - services & However, the site's sca Unsuitable, due to conf infrastructure issues an	vallocations. ACTS - although it will not have adverse impacts upon the ntly out-of-scale with the exit countryside. In ough it will not lead to the lest burdens on infrastructure. In the site has little intrinsic and a gricultural land, & is not a facilities are potentially acted to means that it is likely to critically acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted to the normal acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that it is likely acted to the normal acted that acted that it is likely acted to the normal acted that a	amenity value, & there are no not previously developed. cessible by bicycle, on foot o	al or heritage assets, its of the area - it is poorly ment would create a major , its scale means that it s, & is located adjacent to its o nearby 'bad neighbour' r by public transport.					
Classification	Unde	velopable							
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for some Danger for most Danger for all	0. 0. 1.	o Depth m to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 2.0m					

Reference	Pin007	Settlement:	Northgate, West Pinc	Phase two SHLAA sites
Address	Land to the north of Sta	ar Lode Drove, Pinchbeck No	orthgate	
Site area (Hectares)	35.11 Site capacity at 30 dph:	1053 Site capacity at 25 dph:	878 Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known lega	al or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		cated, there is a reasonable	up infrastructure costs are lik prospect that it would be de	
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 250	
	Delivered in yrs 16-20		250	
	Delivered in yrs 21-25:		.52	
Suitability	Is the site suitable?	No		
	development would ha related to and massivel incongruous and isolate INFRASTRUCTURE - althwould be likely to place LOCATION - although it within or adjacent to its SITE CHARACTERISTICS uses. However, it is graTRANSPORT - services & However, the site's scal Unsuitable, due to conf poor location, infrastru	ve adverse impacts upon the yout-of-scale with the exist ed group of dwellings in the rough it will not lead to the lough it will not lead to he will not lead to Northgate, lough it will not lead to sexisting built-up area. - the site has little intrinsic and	loss of existing infrastructure acture. West Pinchbeck's services are menity value, & there are not previously developed. cessible by bicycle, on foot create traffic problems.	of the area - it is poorly ent would create a large, e, its scale means that it and facilities, it is not located o nearby 'bad neighbour' or by public transport.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for some Danger for most Danger for all	0 0 0 1	o Depth m to 0.25m .25m to 0.50m .50m to 1.0m .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 Wes	t	
Site area (Hectares)	1.94 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or alloca	tion, there are no known lega	al or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		asonable prospect that it wo	ning-up infrastructure costs a ould be developed (assumed	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 15	
Suitability	Is the site suitable	? No		
	development would har ribbon development w visual impact and perce INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS uses. However, it is graTRANSPORT - it will no accessible by bicycle, o	ACTS - although it will not how adverse impacts upon the hich would (in relation to the eived extent of the built-up will not lead to the loss of, not lead to the loss of, not lead to the site has little intrinsic de 1 agricultural land, & is to create or exacerbate traffin foot or by public transports.	or place undue burdens on, echbeck's services and facilitien amenity value, & there are not previously developed. c problems, and services & fat.	of the area - it would create ald deliver) increase the existing infrastructure. ex, & is located adjacent to its o nearby 'bad neighbour'
Classification	Unde	evelopable		
Flood risk Zon Zon Zon	e 2 e 3a	No hazard Low hazard Danger for som Danger for mos Danger for all	e 0 0 tt 0 1	Jo Depth Jom to 0.25m J.25m to 0.50m J.50m to 1.0m J.0m to 2.0m J.0m

Reference	Pin023		Settlement:	No	rthgate, West Pi	inc	Phase two SHLA	A sites \square
Address	Land to the east of Six H	House Ba	nk, Pinchbeck \	West				
Site area (Hectares)	0.59 Site capacity at 30 dph:	18	Site capacity at 25 dph:		Site capacity at 20 dph:	12	Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	anning p	ermission or all	ocation, th	ere are no know	n legal	or ownership pro	blems.
Achievability	Is the site achieval	ole?	Yes					
Explanation	Good achievability. Valuis allocated, there is a roompleted before year	easonab						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12				
Suitability	Is the site suitable?	•	No					
	identification of no new ENVIRONMENTAL IMPA development would ha ribbon development wl visual impact and perce INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses. However, it is gra TRANSPORT - it will not accessible by bicycle, or Unsuitable, due to conf	ACTS - alt we adver nich wou ived ext rill not le ble to No - the site de 1 agr create on n foot or	chough it will no se impacts upo ld (in relation t ent of the built- ad to the loss o orthgate, West has little intrir icultural land, & or exacerbate tr by public trans	n the chara to the numing up area. If, nor place Pinchbeck asic amenitation of the affic probles of the pre- affic probles of the pre-	acter and appear ber of dwellings e undue burdens 's services and fa cy value, & there eviously develop- ems, and service	rance of it would s on, exi acilities, are no ed. es & faci	f the area - it wou d deliver) increase sting infrastructu & is located adja nearby 'bad neig' ilities are potenti	uld create e the ure. cent to its hbour'
Classification	Unde	velop	able					
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m	

Reference	Pin028	Settlement:	Northgate, West Pinc	Phase two SHLAA sites
Address	Land to the west of Six	House Bank, Pinchbeck Wes	t	
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allocati	ion, there are no known le	gal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		easonable prospect that it w		are likely to be very low. If it led to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable	No		
Explanation	identification of no nev ENVIRONMENTAL IMPA development would ha ribbon development w visual impact and perce INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS uses. However, it is gra TRANSPORT - it will not accessible by bicycle, o	vallocations. ACTS - although it will not have adverse impacts upon the hich would (in relation to the eived extent of the built-up a vill not lead to the loss of, notible to Northgate, West Pincathe in the site has little intrinsic and a gricultural land, & is not create or exacerbate traffican foot or by public transport	e character and appearance number of dwellings it we rea. In place undue burdens on, hbeck's services and facilities amenity value, & there are not previously developed. In problems, and services & .	e of the area - it would create buld deliver) increase the existing infrastructure. ies, & is located adjacent to its no nearby 'bad neighbour'
Classification	Unde	evelopable		
Flood risk Zone Zone Zone:	2 3a	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pin029	Settlement:	Northgate, West Pinc	Phase two SHLAA sites
Address	Land to the south of No	rthgate, Pinchbeck Northga	te	
Site area (Hectares)	6.69 Site capacity at 30 dph:	201 Site capacity at 25 dph:	Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		perinissions.
Explanation	Although there is no pla	anning permission or allocati	ion, there are no known leg	gal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation				re costs are likely to be reloped (assumed to begin in
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 84	
Suitability	Is the site suitable?	No		
	development would har related to the existing so countryside. INFRASTRUCTURE - althwould be likely to place LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS uses. However, it is grant TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will not have adverse impacts upon the ettlement, and its development ough it will not lead to the laburdens on infrastructure, ble to Northgate, West Pinchet of the site has little intrinsic and a gricultural land, & is not create or exacerbate traffication foot or by public transport lict with the emerging Plan's	e character and appearance character and appearance nent would create a major was of existing infrastructural highest services and facilities are not previously developed. problems, and services & facilities are not previously developed.	e of the area - it is poorly visual intrusion into the re, its scale means that it es, & is located adjacent to its no nearby 'bad neighbour' facilities are potentially
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for some Danger for most Danger for all	2	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pin030	Settlement:	Northgate, West Pinc	Phase two SHLAA sites
Address	Land to the south of Fenga	te 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
Availability	Is the site available?	Yes	1	permissions:
Explanation	Although there is no planni	ng permission or allocation	n, there are no known le	gal or ownership problems.
Achievability	Is the site achievable?	Yes	Ī	
Explanation	Good achievability. Values allocated, there is a reason completed before year 10).	able prospect that it would	- '	likely to be very low. If it is d to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		5	
Suitability	Is the site suitable?	No		
	to the existing pattern of do dwellings in the open coun INFRASTRUCTURE - it will n	S - although it will not have diverse impacts upon the development, and development and development aryside. To tlead to the loss of, nor pile to existing services and esite has little intrinsic am agricultural land, & is not ate or exacerbate traffic pot or by public transport.	haracter and appearance nent would create an incoment would create an income place undue burdens on, if facilities, & is not locate and the series are approximately value, & there are previously developed. The services & and servic	e of the area - it is unrelated congruous, isolated group of existing infrastructure. ed within or adjacent to any no nearby 'bad neighbour' facilities are potentially
Classification	Undeve	_		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 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 Nort	thgate	
Site area (Hectares)	4.7 Site capacity at 30 dph:	141 Site capacity at 25 dph:	Site capacity 94 at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known lega	al or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		s a reasonable prospect that		sts are likely to be moderate. umed to begin in year 9, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 44	
Suitability	Is the site suitable?	No		
	development would no views into the site are I character. INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses. However, it is gratTRANSPORT - it will not accessible by bicycle, or Unsuitable, due to conf	ACTS - it will not have advers thave adverse impacts upon imited, and its development will not lead to the loss of, not ble to Northgate, West Pinc - the site has little intrinsic ade 1 agricultural land, & is not create or exacerbate trafficant foot or by public transport flict with the emerging Plan's	amenity value, & there are n not previously developed. problems, and services & fa	existing infrastructure. s, & is located adjacent to its o nearby 'bad neighbour'
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for some Danger for most Danger for all	0 0 1	lo Depth m to 0.25m .25m to 0.50m .50m to 1.0m .0m to 2.0m 2.0m

Reference	Pin063		ettlement:	Norting	ate, West Pinc	Phase two SHLAA	A sites 💌
Address	Land to the west of Six	House Ba	ınk, West Pinch	beck			
Site area (Hectares)	0.34 Site capacity at 30 dph:		Site capacity at 25 dph:		capacity dph:	7 Site capacity from planning	
Availability	Is the site available	?	Yes			permissions:	
Explanation	Although there is no pla	anning pe	ermission or allo	ocation, there a	are no known leg	gal or ownership pro	blems.
Achievability	Is the site achievab	ole?	Yes				
Explanation	Good achievability. Valuallocated, there is a rea completed before year	ا sonable					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			9			
Suitability	Is the site suitable?	?	No				
Explanation	The site would create a identification of no new ENVIRONMENTAL IMPA development would no would create over 100n otherwise built-up from INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS and it is not agricultural TRANSPORT - it will not accessible by bicycle, or Unsuitable, due to conf	v allocation ACTS - it was to have addeduced the control of the co	ons. will not have addiverse impacts on development ad to the loss of orthgate, West has little intrinowever, it is not rexacerbate trans	lverse impacts upon the chara it, its would essent, nor place und Pinchbeck's serents amenity valuation previously devaffic problems, port.	on natural or he cter and appear sentially simply fue burdens on, vices and facilities, there are no veloped. and services & factorial and servic	ritage assets, & its ance of the area - ali ill an undeveloped gexisting infrastructues, & is located adjancerby 'bad neighborness	though it ap in an re. cent to its our' uses,
Classification	Unde	velopa	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		No Depth Om 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 Bed	ck Bank, Northgate/West Pi	nchbeck	
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known leg	gal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		sonable prospect that it wo		osts are likely to be low. If it is I to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Suitability	Is the site suitable	No No		
Explanation	identification of no nev ENVIRONMENTAL IMPA development would no create nearly 200m of in in character with what House with the rest of INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS and it is not agricultura TRANSPORT - it will not accessible by bicycle, o	vallocations. ACTS - it will not have adver it have adverse impacts uporibbon development (which is an almost entirely linear valle village. Vill not lead to the loss of, not lead to Northgate, West Pindone.	se impacts on natural or he n the character and appear is an undesirable form of devillage and would link the dwor place undue burdens on, whosek's services and facilities amenity value, there are no eviously developed.	ance of the area - it would evelopment), but it would be welling known as Laburnum existing infrastructure. es, & is located adjacent to its nearby 'bad neighbour' uses,
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for som Danger for mos Danger for all	e t	No Depth Om 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 Be	ck Bank, Northgate/West F	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
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	anning permission or alloc	ation, there are no known le	gal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it w	d opening-up infrastructure or ould be developed (assume	costs are likely to be low. If it is d to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable	? No		
Explanation	identification of no never ENVIRONMENTAL IMP development would hap physically separate from nearly 300m in length INFRASTRUCTURE - it was been used to it within or adjacent to it site CHARACTERISTICS and it is not agricultura TRANSPORT - it will no accessible by bicycle, or	w allocations. ACTS - although it will not ave adverse impacts upon to m the existing village and vin the countryside. will not lead to the loss of, accessible to Northgate, Was existing built-up area. 5 - the site has little intrinsical land. However, it is not put to create or exacerbate traffor foot or by public transports.	have adverse impacts on nathe character and appearance would create an incongruous nor place undue burdens on Jest Pinchbeck's services and camenity value, there are no reviously developed. fic problems, and services & ort.	e of the area - the site is ribbon of development of , existing infrastructure. d facilities, it is not located o nearby 'bad neighbour' uses,
Classification	Und	evelopable		
I lood lisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all	me	No Depth Om 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:	Site capacity from planning permissions:			
Availability	Is the site available	Yes Yes		permissions.			
Explanation	Although there is no pla	anning permission or allo	cation, there are no known lega	al or ownership problems.			
Achievability	Is the site achieval	Yes					
Explanation	Nonetheless, if it is allo	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: Delivered in yrs 11-15:		50 250				
	Delivered in yrs 16-20		118				
	Delivered in yrs 21-25:						
Suitability	Is the site suitable	No					
	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 vesatile 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	Unde	evelopable					
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for so Danger for m Danger for al	me 0 ost 0 1	o Depth m to 0.25m .25m to 0.50m .50m to 1.0m .0m to 2.0m 2.0m			