

Reference	Old001	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the south of Ol	d Main Road, Old Leake		
Site area (Hectares)	1.08 Site capacity at 30 dph:	32 Site capacity at 25 dph:	27 Site capacity at 20 dph:	22 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood and no	ise mitigation costs are li		ture costs are likely to be low, ere is a reasonable prospect that it ore year 10).
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:		22	
Suitability	Is the site suitable	Yes		
	character or appearance INFRASTRUCTURE - it we LOCATION - it is access existing built-up area. SITE CHARACTERISTICS previously developed. The from Boston Borough Country is and layout of the housing TRANSPORT - services and create or exacerbal frontage onto Old Main the village and just out access directly from the	te of the area.  If yill not lead to the loss of the to Old Leake's existing although the site has lifted as the council's Environmental I ple, although some noise age.  If a facilities are potentially the traffic problems. The in Road to safely access the side of the 30mph speeds a A52.	the amenity value, it is Gotential 'bad neighbour' Health Department indice mitigation is likely to be accessible on foot, & by Highway Authority comme site. However, this wo limit terminal signs. It we	ns on, existing infrastructure. is located adjacent to Old Leake's rade 1 agricultural land & is not use (the A52 highway), but advice ates that this does not make the exequired depending on the type bicycle & public transport, & it will lents that there is a long enough uld be some way from the centre of ould not be acceptable to take bort, the site is considered suitable.
Classification	Deve	lopable (06-10)		
Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Old003	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the north of Ol	d Main Road, Old Leake		
Site area (Hectares)	1.91 Site capacity at 30 dph:	57 Site capacity at 25 dph:	48 Site capacity at 20 dph:	38 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, with flood	mitigation and highway i	mprovement costs likely	cture costs are also likely to be . If it is allocated, there is a ear 8, and be completed before year
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 14	
Suitability	Is the site suitable	? Yes		
Explanation	ENVIRONMENTAL IMP impacts upon the characontributes positively tinevitably change this of INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS amenity value (thanks TRANSPORT - services not create or exacerba accessed from Old Mai and a frontage footward Notwithstanding the is considered suitable.	ACTS - it is unlikely to ha acter and appearance of o the attractive appeara character, the site's relat vill not lead to the loss of ible to Old Leake's existing - although there are no mainly to boundary trees & facilities are potentiall te traffic problems. The in n Road, but that the fror y with a link back into the sues identified with envi	we adverse impacts on not the area would be broad note of this part of the vilionship to the existing vift, nor place undue burdeing services & facilities, & nearby 'bad neighbour' (s), is Grade 1 agriculturally accessible on foot, & belighway Authority identification would be village would be required.	uses, the site is of considerable land, & is not previously developed. y bicycle & public transport, & it will ifies that the site can be safely died need to be bridged or culverted
Classification	Deve	elopable (11-15)		
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	ea Ba	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	Old004	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the east of Chu	rch Road, Old Leake		
Site area (Hectares)	1.88 Site capacity at 30 dph:	56 Site capacity at 25 dph:	47 Site capacity at 20 dph:	38 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low, although flood mi	tigation costs are likely. I		cture costs are likely to be relatively a reasonable prospect that it would ar 15).
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 14	
Suitability	Is the site suitable	? No		
Explanation	ENVIRONMENTAL IMP character or appearant INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS However, it is Grade 1 TRANSPORT - services only potential vehicula accommodate the trafparking all along the acprivate drive.  Unsuitable, due to transport of the property of the proper	ACTS - it will not have addee of the area.  vill not lead to the loss of ible to Old Leake's existing - the site has little amer agricultural land, & is no & facilities are potentially access is via a drive who fic generated by this site lopted estate road and export issues.	f, nor place undue burdeing services & facilities, & hity value, & there are not previously developed. y accessible on foot, & bich the Highway Authorit. In particular, they ident	n seeks to be developed in Old Leake. I or heritage assets, nor the ens on, existing infrastructure. Lis located adjacent to Old Leake's n nearby 'bad neighbour' uses.  y bicycle & public transport, but the ty identifies as unsuitable to lify that there is already vehicle on the grassed area adjacent to the
Classification	Unde	evelopable		
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	da	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	Old005	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the south and e	ast of School Lane, Old	Leake	
Site area (Hectares)	0.66 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	on costs are likely. If it is		ture costs are likely to be low, onable prospect that it would be 5).
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 1	
Suitability	Is the site suitable?	Yes		
	contribution to the chain impacts on the setting of However, the Borough by The Old Vicarage and The Vicarage and The G a low density scheme a character. Traditional m INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses. However, it is GraTRANSPORT - services 8	racter of its surrounding of the Grade 1 church, 8 Council's Consultant Ard The Grange. Provided range remain, some dend one which retained staterials would be requisill not lead to the loss oble to Old Leake's existing the site has only limited a 1 agricultural land, 8 facilities are potentialle traffic problems - the dential development.	is is relatively limited. His a stated that further detail thitect considers that the the hedged & tree lined by velopment on the site coulome form of green at its red and the majority should for the process of the factorial forms of green at its red and the majority should for place undue burdering services & facilities, & and the site is not previously develop accessible on foot, & by	preceded Land of Open Character, its toric England raised concern re. led assessment would be required. site is separated from the church roundaries between the church and all be considered provided this was centre to maintain a village-like all be two-storey development. In on, existing infrastructure, is located within Old Leake's are are no nearby 'bad neighbour' need.  To bicycle & public transport, & it will fies that this is an ideal site, in
Classification	Deve	lopable (11-15)		
I lood 113K	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s 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	Old007	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the east of Sha	w Lane, Old Leake		
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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, including lik	ely flood mitigation cost		cture costs are also likely to be is a reasonable prospect that it ore year 15).
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		
Explanation	Leake, but would effect with delivery would im ENVIRONMENTAL IMP, site is severed from the create a large and inco INFRASTRUCTURE - it v LOCATION - the site is sas an obstacle to easy a up area.  SITE CHARACTERISTICS not previously develop advice from Boston Bothe site unsuitable in p type and layout of the TRANSPORT - services not create or exacerba	tively deliver all the village pact on meeting needs. ACTS - although it will not evillage's main built-up an angruous group of dwellin vill not lead to the loss of severed from the village's access, & the site is not lead, and is located adjace rough Council's Environmentally and the same of the source of the same of the source of the same of the source of the same of the sa	ge's requirements in a single of have adverse impacts of the aby the A52, is visually ness in the countryside. If, nor place undue burde is services & facilities by the ocated either within or a cular amenity value. Howevent to a potential 'bad nemental Health Departmental Health Departmental moise mitigation is likely the paccessible on foot, & brown the country of the properties of the	on seeks to be developed in Old angle site. Any unforeseen problems on natural or heritage assets, the y exposed, & its development would as on, existing infrastructure. The A52 & this busy road would act diacent to Old Leake's existing built-ever, it is Grade 1 agricultural land, is ighbour' use (the A52 highway), but not indicates that this does not make to be required depending on the y bicycle & public transport, & it will
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	<u>.</u> 3a	No hazard Low hazard Danger for s 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	Old008	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the south of M	eadow Way, Old Leake		
Site area (Hectares)	1.47 Site capacity at 30 dph:	44 Site capacity at 25 dph:	37 Site capacity at 20 dph:	29 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	There are no known le	gal or ownership problem	ns.	
Achievability	Is the site achieval	Yes Yes		
Explanation	low, although flood an		re likely. If it is allocated	ture costs are likely to be relatively , there is a reasonable prospect ed before year 15).
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 5	
Suitability	Is the site suitable	Yes		
	character or appearand INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS previously developed. from Boston Borough (site unsuitable in princiand layout of housing. TRANSPORT - services unlikely to create or exaccess can be identified at this site for retail/mithe junction of Meadow Notwithstanding the is	te of the area.  If yill not lead to the loss of the to Old Leake's existing although the site has lift. The site is adjacent to a property of the site is adjacent to the site of the site	nor place undue burder g services & facilities, & ttle amenity value, it is G totential 'bad neighbour' lealth Department indice mitigation is likely to be accessible on foot, & by s - the Highway Authority wever, they go on to indirecent past, they have identify the service of the service	tural or heritage assets, nor the as on, existing infrastructure. is located adjacent to Old Leake's rade 1 agricultural land & is not use (the A52 highway), but advice ates that this does not make the required depending on the type bicycle & public transport, & it is a indicates that an acceptable icate that, in the course of looking entifed some issues with visibility at a port, the site is considered suitable.
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	ea Ba	No hazard Low hazard Danger for so Danger for m Danger for al	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	Old009	Settlement:	Old Leake	Phase two SHLAA sites
Address	29 Church Road, Old Lea	ke		
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or alloca	ation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievabl	e? Yes		
Explanation	(although flood mitigation		is a reasonable prospec	osts are likely to be very low t that the development will 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:		3	
Suitability	Is the site suitable?	Yes		
	character or appearance character of its surround INFRASTRUCTURE - it wil potentially lead to the lo not become available un LOCATION - it is accessib existing built-up area. SITE CHARACTERISTICS - developed. Although the is intended to be retaine	of the area - although the lings, the owner indicates all not place undue burder ss of a community facility til the existing retail use led to Old Leake's existing there are no nearby 'bad' existing frontage building d. facilities are potentially as traffic problems.	e existing frontage build that retention is intend is on infrastructure, the continuation of the continuat	or heritage assets, nor the ding contributes positively to the led. site's redevelopment would owner indicates that the site would so located within Old Leake's obtagricultural land, & is previously e owner indicates that this building bicycle & public transport, & it will
Classification	Devel	opable (06-10)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for sor Danger for mo 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	Old010	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the north of Po	ode Lane, Old Leake		
Site area (Hectares)	2.11 Site capacity at 30 dph:	63 Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low, although flood mi	tigation costs are likely.		cture costs are likely to be relatively a reasonable prospect that it would ar 15).
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 18	
Suitability	Is the site suitable	? No		
Explanation	ENVIRONMENTAL IMP. site's development wo extending the village's consolidate the built-ugenerate pressure for f 'natural' western boun INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS value. However, it is GITRANSPORT - although transport, the site's de Pode Lane is not realist	ACTS - although it will no uld have adverse impact built-up area into an are parea with lesser impact urther westward expansionally. Vill not lead to the loss of ible to Old Leake's existing there are no nearby 'brade 1 agricultural land, is services & facilities are velopment would create	ot have adverse impacts of supon the character and a of open countryside, we take. The development of the sion, given that it is not confined in the support of the support	foot, & by bicycle & public ighway Authority identifies that
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3	ea Ba	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Old012	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the west of Chu	urch Road, Old Leake		
Site area (Hectares)	1.21 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity 5 from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	The site is currently bei	ng developed, with 5 dwe	ellings still to be complete	ed as at 31st March 2014.
Achievability	Is the site achieval	Yes		
Explanation		on costs are likely. The sit		ure costs are likely to be low, nd is likely to be soon complete
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?	Yes		
	and appearance of the protected trees), any su INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS it is not agricultural lan	area. Although its develouch impacts can be preveill not lead to the loss of, ible to Old Leake's existinthe the site has no particulated, & is previously developated facilities are potentially the traffic problems.	pment could have advers nted by careful layout. nor place undue burdens g services & facilities, & is ar amenity value, there ar ned land.	r heritage assets or the character e impacts on natural assets (TPO s on, existing infrastructure. Is located within Old Leake's re no nearby 'bad neighbour' uses, bicycle & public transport, & it will
Classification	Deve	lopable (06-10)		
Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Old015	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the west of Sea	Dyke, Old Leake		
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 Yes		· 
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigati	on costs are likely. If it is		ture costs are likely to be low, conable prospect that it would be 0).
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 No		
Explanation	ENVIRONMENTAL IMPA site is unrelated to the of dwellings in the cour INFRASTRUCTURE - it w LOCATION - although it or adjacent to Old Leak SITE CHARACTERISTICS value (mainly thanks to developed. TRANSPORT - services a not create or exacerbate Unsuitable, due to adve	ACTS - although it will no village's main built-up ar ntryside.  vill not lead to the loss of it is accessible to Old Leak re's existing built-up area there are no nearby 'bo's boundary trees and hece.  A facilities are potentially the traffic problems.  Perse environmental imparts.	It have adverse impacts of ea, & its development we f, nor place undue burder ce's existing services & fa ad neighbour' uses. How lges), it is Grade 1 agricul y accessible on foot, & by	seeks to be developed in Old Leake. In natural or heritage assets, the ould create an incongruous group and on, existing infrastructure. Collities, the site is not located within lever, the site has some amenity itural land, & is not previously by bicycle & public transport, & it will
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for n 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	Old016	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the rear of The	White Hart, Church Roa	d, Old Leake	
Site area (Hectares)	0.66 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity 21 from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Outline planning permi	ssion (ref. B/13/0308) is	outstanding for the con	struction of 21 dwellings.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati	on costs are likely. Outli	ne plannng permission is	cture costs are likely to be low, outstanding & there is a reasonable ear 6, and be completed before year
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:		21	
Suitability	Is the site suitable	? Yes		
	development would had INFRASTRUCTURE - it very LOCATION - it is access existing built-up area.  SITE CHARACTERISTICS agricultural land, & is properties of the second seco	ove no adverse impacts uvill not lead to the loss of ible to Old Leake's existing the site has no amenitoreviously developed lands. Facilities are potentiall te traffic problems.	pon the character and a f, nor place undue burdeing services & facilities, & y value, there are no nead.	or heritage assets, & its ppearance of the area. ens on, existing infrastructure. e is located adjacent to Old Leake's erby 'bad neighbour' uses, it is not by bicycle & public transport, & it will
Classification	Deve	elopable (06-10)		
Flood risk Zon Zon Zon	e 2 e 3a	No hazard Low hazard Danger for s 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	Old017	Settlement:	Old Leake	Phase two SHLAA sites
Address	Land to the east of Vica	arage Gardens, Old Leake	2	
Site area (Hectares)	0.49 Site capacity at 30 dph:	15 Site capacity at 25 dph:	12 Site capacity at 20 dph:	10 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	moderate (including co	sts for flood mitigation).		cture costs are also likely to be cated, there is a reasonable prospect ed before year 10).
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:		10	
Suitability	Is the site suitable	No No		
Explanation	ENVIRONMENTAL IMPA character or appearance INFRASTRUCTURE - it we LOCATION - it is access existing built-up area. SITE CHARACTERISTICS However, it is Grade 1 of TRANSPORT - services of only potential vehicula unsuitable to accommodaccessed from the east	ACTS - it will not have ad the of the area. Will not lead to the loss of the ible to Old Leake's existing - the site has little ament agricultural land, & is not agricultural and, & is not a facilities are potentially access is via a drive off to odate the traffic generates, via the site for which a 1308) does not provide for	f, nor place undue burdeing services & facilities, & ity value, & there are no t previously developed. y accessible on foot, & by Vicarage Gardens whiched by this site. The site's	ns on, existing infrastructure. Is located adjacent to Old Leake's nearby 'bad neighbour' uses. If bicycle & public transport, but the the Highway Authority identifies as owner suggests that it could also be mission has been granted. However, is land.
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n 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