



<b>Reference</b>	<b>Old001</b>	<b>Settlement:</b>	Old Leake	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Old Main Road, Old Leake			
<b>Site area (Hectares)</b>	1.08	<b>Site capacity at 30 dph:</b>	32	<b>Site capacity at 25 dph:</b>
			27	<b>Site capacity at 20 dph:</b>
			22	<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>			
<b>Explanation</b>	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>			
<b>Explanation</b>	Yes			
	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood and noise mitigation costs are likely. 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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 22 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>			
<b>Explanation</b>	Yes			
	<p>The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, nor the character or appearance of the area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Old Leake's existing services &amp; facilities, &amp; is located adjacent to Old Leake's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - although the site has little amenity value, it is Grade 1 agricultural land &amp; is not previously developed. The site is adjacent to a potential 'bad neighbour' use (the A52 highway), but advice from Boston Borough Council's Environmental Health Department indicates that this does not make the site unsuitable in principle, although some noise mitigation is likely to be required depending on the type and layout of the housing.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot, &amp; by bicycle &amp; public transport, &amp; it will not create or exacerbate traffic problems. The Highway Authority comments that there is a long enough frontage onto Old Main Road to safely access the site. However, this would be some way from the centre of the village and just outside of the 30mph speed limit terminal signs. It would not be acceptable to take access directly from the A52.</p> <p>Notwithstanding the issues identified with site characteristics and transport, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard Danger for some Danger for most <b>Danger for all</b>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <b>1.0m to 2.0m</b> >2.0m	

<b>Reference</b>	<b>Old003</b>	<b>Settlement:</b>	Old Leake	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Old Main Road, Old Leake			
<b>Site area (Hectares)</b>	1.91 <b>Site capacity at 30 dph:</b>	57 <b>Site capacity at 25 dph:</b>	48 <b>Site capacity at 20 dph:</b>	38 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, with flood mitigation and highway improvement costs likely. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 14 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, &amp; its impacts upon the character and appearance of the area would be broadly acceptable - although the site contributes positively to the attractive appearance of this part of the village &amp; its development would inevitably change this character, the site's relationship to the existing village is good.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Old Leake's existing services &amp; facilities, &amp; is located adjacent to Old Leake's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - although there are no nearby 'bad neighbour' uses, the site is of considerable amenity value (thanks mainly to boundary trees), is Grade 1 agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot, &amp; by bicycle &amp; public transport, &amp; it will not create or exacerbate traffic problems. The Highway Authority identifies that the site can be safely accessed from Old Main Road, but that the frontage watercourse would need to be bridged or culverted and a frontage footway with a link back into the village would be required.</p> <p>Notwithstanding the issues identified with environmental impacts and site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard Danger for some Danger for most <b>Danger for all</b>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <b>1.0m to 2.0m</b> >2.0m	

**Reference** Old004 **Settlement:** Old Leake **Phase two SHLAA sites**

**Address** Land to the east of Church 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 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, but opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. 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:** 14  
**Delivered in yrs 16-20:**  
**Delivered in yrs 21-25:**

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

**Explanation** The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, nor the character or appearance of the area.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Old Leake's existing services & facilities, & is located adjacent to Old Leake's existing built-up area.  
SITE CHARACTERISTICS - the site has little 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 on foot, & by bicycle & public transport, but the only potential vehicular access is via a drive which the Highway Authority identifies as unsuitable to accommodate the traffic generated by this site. In particular, they identify that there is already vehicle parking all along the adopted estate road and evidence of over-running on the grassed area adjacent to the private drive.  
  
Unsuitable, due to transport issues.

**Classification** Undevelopable

<b>Flood risk</b>	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	<span style="background-color: black; color: white;">Zone 3a</span>	<span style="background-color: black; color: white;">Danger for some</span>	0.25m to 0.50m
	Zone3b	<span style="background-color: black; color: white;">Danger for most</span>	0.50m to 1.0m
		<span style="background-color: black; color: white;">Danger for all</span>	<span style="background-color: black; color: white;">1.0m to 2.0m</span>
		>2.0m	

**Reference** Old005 Settlement: Old Leake Phase two SHLAA sites

**Address** Land to the south and east 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 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, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. 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 15).

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

**Suitability** Is the site suitable? Yes

**Explanation**  
The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural assets, nor the character or appearance of the area - although the Local Plan identifies the site as Protected Land of Open Character, its contribution to the character of its surroundings is relatively limited. Historic England raised concern re. impacts on the setting of the Grade 1 church, & stated that further detailed assessment would be required. However, the Borough Council's Consultant Architect considers that the site is separated from the church by The Old Vicarage and The Grange. Provided the hedged & tree lined boundaries between the church and The Vicarage and The Grange remain, some development on the site could be considered provided this was a low density scheme and one which retained some form of green at its centre to maintain a village-like character. Traditional materials would be required and the majority should be two-storey development. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Old Leake's existing services & facilities, & is located within Old Leake's existing built-up area. SITE CHARACTERISTICS - the site has only limited amenity value, and there are no nearby 'bad neighbour' uses. However, it is Grade 1 agricultural land, & is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority identifies that this is an ideal site, in highway terms, for residential development.  
  
Consequently, the site is considered suitable.

**Classification** Developable (11-15)

<b>Flood risk</b>	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** **Old007** **Settlement:** Old Leake **Phase two SHLAA sites**

**Address** Land to the east of Shaw 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 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 also likely to be moderate, including likely flood mitigation costs. 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 is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake, but would effectively deliver all the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.  
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site is severed from the village's main built-up area by the A52, is visually exposed, & its development would create a large and incongruous group of dwellings in the countryside.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - the site is severed from the village's services & facilities by the A52 & this busy road would act as an obstacle to easy access, & the site is not located either within or adjacent to Old Leake's existing built-up area.  
SITE CHARACTERISTICS - the site is of no particular amenity value. However, it is Grade 1 agricultural land, is not previously developed, and is located adjacent to a potential 'bad neighbour' use (the A52 highway), but advice from Boston Borough Council's Environmental Health Department indicates that this does not make the site unsuitable in principle, although some noise mitigation is likely to be required depending on the type and layout of the housing.  
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.  
  
Unsuitable, due to 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
	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	

<b>Reference</b>	<b>Old008</b>	<b>Settlement:</b>	Old Leake	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Meadow Way, Old Leake			
<b>Site area (Hectares)</b>	1.47 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	37 <b>Site capacity at 20 dph:</b>	29 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	There are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low, although flood and noise mitigation costs are likely. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, nor the character or appearance of the area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Old Leake's existing services &amp; facilities, &amp; is located adjacent to Old Leake's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - although the site has little amenity value, it is Grade 1 agricultural land &amp; is not previously developed. The site is adjacent to a potential 'bad neighbour' use (the A52 highway), but advice from Boston Borough Council's Environmental Health Department indicates that this does not make the site unsuitable in principle, although some noise mitigation is likely to be required depending on the type and layout of housing.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot, &amp; by bicycle &amp; public transport, &amp; it is unlikely to create or exacerbate traffic problems - the Highway Authority indicates that an acceptable access can be identified onto Meadow Way. However, they go on to indicate that, in the course of looking at this site for retail/mixed development in the recent past, they have identified some issues with visibility at the junction of Meadow Way with Church Road.</p> <p>Notwithstanding the issues identified with site characteristics and transport, the site is considered suitable. [However, the site's owner should investigate transport issues to demonstrate that the site can be safely accessed.]</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <input checked="" type="checkbox"/> Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m	



**Reference** **Old009** **Settlement:** Old Leake **Phase two SHLAA sites**

**Address** 29 Church Road, Old Leake

**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 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, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). There is a reasonable prospect that the development will be implemented, and it is likely to be completed by year 10.

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 3  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**  Yes

**Explanation** The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, nor the character or appearance of the area - although the existing frontage building contributes positively to the character of its surroundings, the owner indicates that retention is intended. INFRASTRUCTURE - it will not place undue burdens on infrastructure, the site's redevelopment would potentially lead to the loss of a community facility (shop). However, the owner indicates that the site would not become available until the existing retail use has been relocated. LOCATION - it is accessible to Old Leake's existing services & facilities, & is located within Old Leake's existing built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, it is not agricultural land, & is previously developed. Although the existing frontage building has amenity value, the owner indicates that this building is intended to be retained. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

<b>Flood risk</b>	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	



<b>Reference</b>	<b>Old010</b>	<b>Settlement:</b>	Old Leake	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Pode Lane, Old Leake			
<b>Site area (Hectares)</b>	2.11 <b>Site capacity at 30 dph:</b>	63 <b>Site capacity at 25 dph:</b>	53 <b>Site capacity at 20 dph:</b>	42 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 18 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into an area of open countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of this site would also be likely to generate pressure for further westward expansion, given that it is not contained by a strong and defensible 'natural' western boundary.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Old Leake's existing services &amp; facilities, &amp; is located adjacent to Old Leake's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site is of no particular amenity value. However, it is Grade 1 agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - although services &amp; facilities are potentially accessible on foot, &amp; by bicycle &amp; public transport, the site's development would create traffic problems - the Highway Authority identifies that Pode Lane is not realistically suitable to provide access for residential development.</p> <p>Unsuitable, due to adverse environmental impacts, &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard <b>Danger for some</b> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	

**Reference** **Old012** **Settlement:** Old Leake **Phase two SHLAA sites**

**Address** Land to the west of Church 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 from planning permissions:** 5

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

**Explanation** The site is currently being developed, with 5 dwellings still to be completed as at 31st March 2014.

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

**Explanation** Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. The site is under construction and is likely to be soon complete (assumed to 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?** Yes

**Explanation** Planning permission is outstanding for the site's residential development.  
ENVIRONMENTAL IMPACTS - it will have no adverse impacts on natural or heritage assets or the character and appearance of the area. Although its development could have adverse impacts on natural assets (TPO protected trees), any such impacts can be prevented by careful layout.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Old Leake's existing services & facilities, & is located within Old Leake's existing built-up area.  
SITE CHARACTERISTICS - the site has no particular amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, & is previously developed land.  
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

<b>Flood risk</b>	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 Danger for all	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

**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, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. 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 is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site is unrelated to the village's main built-up area, & its development would create an incongruous group of dwellings in the countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Old Leake's existing services & facilities, the site is not located within or adjacent to Old Leake's existing built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, the site has some amenity value (mainly thanks to boundary trees and hedges), it is Grade 1 agricultural land, & is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts, and poor location.

**Classification** **Undevelopable**

<b>Flood risk</b>	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
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**Reference** Old016 Settlement: Old Leake Phase two SHLAA sites

**Address** Land to the rear of The White Hart, Church Road, 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 permissions: 21

**Availability** Is the site available? Yes

**Explanation** Outline planning permission (ref. B/13/0308) is outstanding for the construction of 21 dwellings.

**Achievability** Is the site achievable? Yes

**Explanation** Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. Outline planning permission is outstanding & there is a reasonable prospect that development will soon take place (assumed to begin in year 6, and be completed before year 10).

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

**Suitability** Is the site suitable? Yes

**Explanation** Planning permission is outstanding for the site's residential development.  
ENVIRONMENTAL IMPACTS - it will have no adverse impacts on natural or heritage assets, & its development would have no adverse impacts upon the character and appearance of the area.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Old Leake's existing services & facilities, & is located adjacent to Old Leake's existing built-up area.  
SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, & is previously developed land.  
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.  
  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

<b>Flood risk</b>	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	

<b>Reference</b>	<b>Old017</b>	<b>Settlement:</b>	Old Leake	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Vicarage Gardens, Old Leake			
<b>Site area (Hectares)</b>	0.49	<b>Site capacity at 30 dph:</b>	15	<b>Site capacity at 25 dph:</b>
			12	<b>Site capacity at 20 dph:</b>
			10	<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including costs for flood mitigation). Nonetheless, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		10	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 100 dwellings which the emerging Local Plan seeks to be developed in Old Leake.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, nor the character or appearance of the area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Old Leake's existing services &amp; facilities, &amp; is located adjacent to Old Leake's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is Grade 1 agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot, &amp; by bicycle &amp; public transport, but the only potential vehicular access is via a drive off Vicarage Gardens which the Highway Authority identifies as unsuitable to accommodate the traffic generated by this site. The site's owner suggests that it could also be accessed from the east, via the site for which a residential planning permission has been granted. However, this permission (B/13/0308) does not provide for vehicular access to this land.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone 3b	No hazard Low hazard <b>Danger for some</b> <b>Danger for most</b> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	