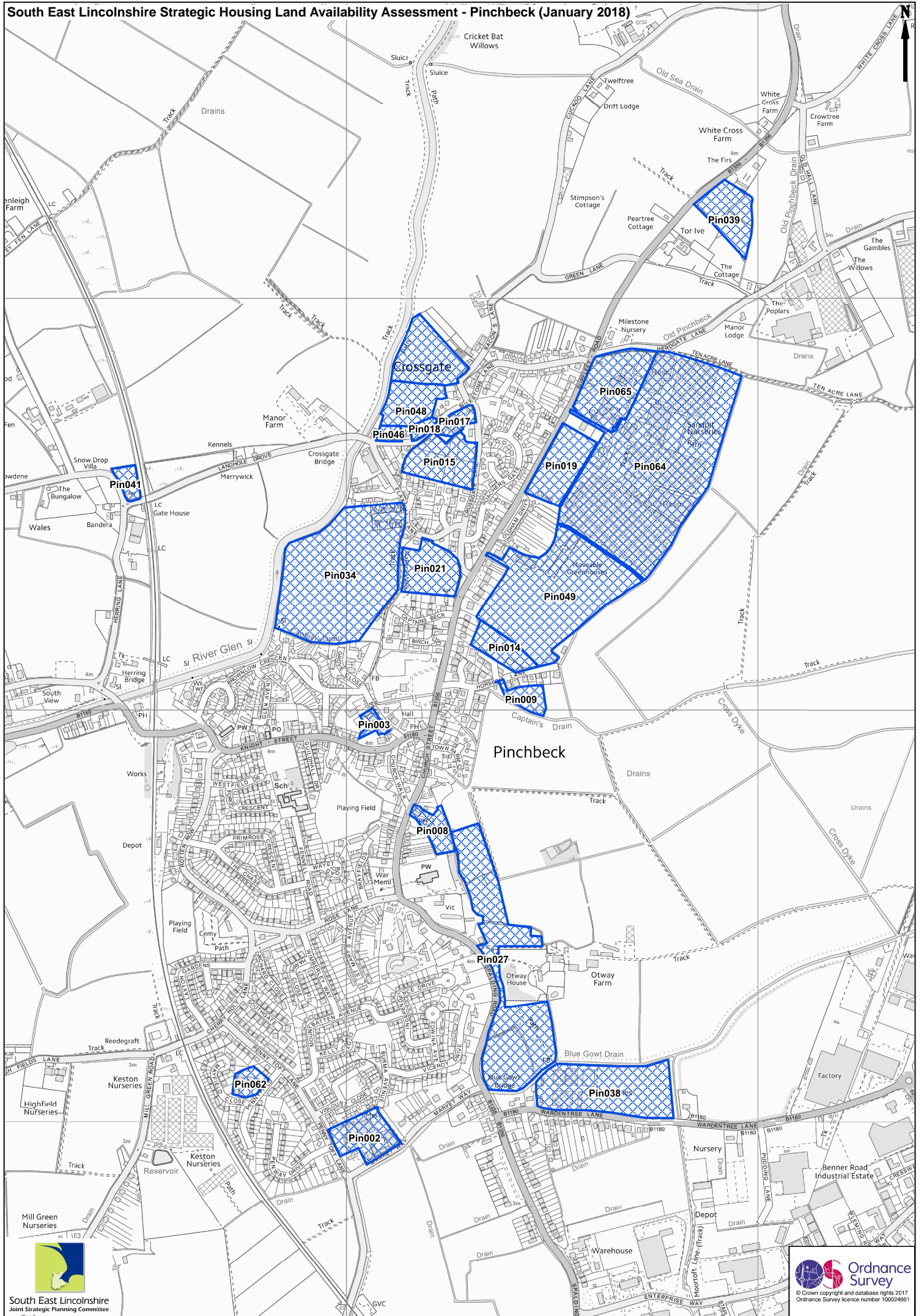


South East Lincolnshire Strategic Housing Land Availability Assessment - Pinchbeck (January 2018)



Reference	Pin002	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Market Way, Pinchbeck			
Site area (Hectares)	1.32 Site capacity at 30 dph:	40 Site capacity at 25 dph:	33 Site capacity at 20 dph:	26 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including improvements to existing schools and a new school. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (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: 16 Delivered in yrs 11-15: 10 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is horticultural nursery and is well screened from market way. There is housing on all other boundaries. Visual impacts on neighbours would be acceptable. There is filled land to the boundaries.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Spalding Road. The principle of re-developing this existing nursery site for residential use is acceptable in highway terms however, there would need to be provision made for pedestrian access.</p> <p>☑</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
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	Pin003	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Bear Lane, 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?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it was released by its owners, there is a reasonable prospect that it would be developed (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:		5	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on built and heritage assets (Conservation Area and nearby listed buildings), any such impacts could be prevented by careful design.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has a number of small businesses and the current use could have impacts on the adjoining residential properties . Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or bicycle. Bus stops are on Surfleet Road. The re-development of this existing commercial site for residential development would be acceptable in highway terms but it would be helpful to optimise the position of the access.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
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	Pin008	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church Street, Pinchbeck			
Site area (Hectares)	0.67 Site capacity at 30 dph:	20 Site capacity at 25 dph:	17 Site capacity at 20 dph:	13 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including improvements to existing schools and a new school. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (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: 9 Delivered in yrs 11-15: 4 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. However, the Conservation Officer advises that the development of the site would result in significant harm to the Conservation Area through the loss of a traditional public building of heritage significance (The Bell PH) within its historic core. Retention or reuse of The Bell as part of any scheme should be considered as potential mitigation/enhancement. Post determination work may be required in order to protect significant archaeology in situ or to record an archaeology before its destruction.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is an unused public house with large grounds to the rear. The boundaries are well screened with fences or hedges. There is a fish and chip shop to the south of one access point.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or bicycle. Bus stops are on Church Street. Demolition of the existing public house would create a suitable opening onto Church Street to provide a safe and suitable access into this site.</p> <p>☐ Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Pin009	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Horsepit Lane, Pinchbeck			
Site area (Hectares)	0.53 Site capacity at 30 dph:	16 Site capacity at 25 dph:	13 Site capacity at 20 dph:	11 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 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		11	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind a row of dwellings with a wide access point to Horsepit Lane. Except for the boundaries with residential property the boundaries are open.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Surfleet Road. However, Horsepit Lane is very narrow and is unsuitable for further residential development because it would be harmful to the safety of highway users.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
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	Pin014	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north-east of Catherines Way, Pinchbeck			
Site area (Hectares)	0.9 Site capacity at 30 dph:	27 Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 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. Multiple owners, but they are acting together.			
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 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:		6	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is enclosed with hedges and is accessed from Horsepit Lane. Development would undermine the area's semi-rural character.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Surfleet Road. However, Horsepit Lane is very narrow and is unsuitable for further residential development because it would be harmful to the safety of highway users.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
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	Pin015	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Crossgate Lane, Pinchbeck			
Site area (Hectares)	1.69 Site capacity at 30 dph:	51 Site capacity at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> 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: 10 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input type="checkbox"/> No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a small field surrounded with hedges. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.☒</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The roads around this part of Pinchbeck are narrow and the county highways department do not consider many plots are appropriate and thereby do not support this proposal.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
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	Pin017	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Milestone Lane, Pinchbeck			
Site area (Hectares)	0.4 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	Part of the site has Outline Planning Permission (H14-0326-14) for two dwellings. A shed on the site has planning permission for car repairs and MOT testing (H14-0864-13). Multiple owners, but they are acting together.			
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:		8	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a former farmyard which has been partly demolished and fenced off because it has outline planning permission for two plots. A remaining shed is used for car repairs. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Pinchbeck Road. The re-development of this site for residential use may be acceptable as the existing use would have generated/attracted some vehicle movements but the local highway network here is not suitable for new, 'greenfield' residential development.</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
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	Pin018	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Milestone Lane, Pinchbeck			
Site area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 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:		4	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a gap between existing dwellings. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. However, closing this gap would result in Pin015 being within the built up area of this part of Pinchbeck and that site has been rejected owing to the road being incapable of taking the extra traffic.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Pinchbeck Road.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
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	Pin019	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Surfleet Road, Pinchbeck			
Site area (Hectares)	1.69 Site capacity at 30 dph:	51 Site capacity at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, including improvements to existing schools and a new school. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (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: 16 Delivered in yrs 11-15: 18 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);²</p> <p>SITE CHARACTERISTICS - The site is a small field between a large horticultural nursery and the road. There are dwellings to the south and a garden centre to the north. The boundaries are fenced, hedged or treed.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The site has a large enough opening onto Surfleet Road to be able to provide a safe and suitable access for residential development. A frontage footway linking to Oldham Drive would be required.</p> <p>² Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
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	Pin021	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Flaxmill Lane, Pinchbeck			
Site area (Hectares)	1.53 Site capacity at 30 dph:	46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	31 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> 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:		7	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. Further information on archaeology may be required prior to determination dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);²</p> <p>SITE CHARACTERISTICS - The site is a small field with development to two sides. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Pinchbeck Road. It is a suitable site for residential development but some alteration/re-prioritisation of the existing roads may be required.</p> <p>²</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
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	Pin027	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Spalding Road, Pinchbeck			
Site area (Hectares)	5.73 Site capacity at 30 dph:	172 Site capacity at 25 dph:	143 Site capacity at 20 dph:	115 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 relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 65 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. The site is located within the Conservation Area and wraps around the curtilage of a listed building. Its development would have adverse impacts upon these built and heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - Although the site is well screened from Spalding Road it has a countryside character, which development would greatly harm as well as the setting of Otway House. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Spalding Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
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	Pin034	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Flaxmill Lane, Pinchbeck								
Site area (Hectares)	7.85	Site capacity at 30 dph:	236	Site capacity at 25 dph:	196	Site capacity at 20 dph:	157	Site capacity from planning permissions:	14
Availability	Is the site available?		Yes						
Explanation	Part of the site has planning permission for 14 dwellings (H14-0703-13) and is under construction.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		107						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. Further information on archaeology may be required prior to determination dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a large field between the river and the village. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The ideal would be to access this site via the Pin021 site although this would involve crossing Gallery Walk. Access off Grove Close might be possible subject to there being no ransom strip.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
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	Pin039	Settlement:	Pinchbeck	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land off Surfleet Road, Pinchbeck				
Site area (Hectares)	1.47	Site capacity at 30 dph:	44	Site capacity at 25 dph:	37
				Site capacity at 20 dph:	29
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 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:		5		
	Delivered in yrs 16-20:				
	Delivered in yrs 21-25:				
Suitability	Is the site suitable?		No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is less accessible to Pinchbeck's existing services and facilities than sites closer to the village because it is not located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a number of grass paddocks which are unrelated to the village, and would create an incongruous group of dwellings in the countryside. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>				
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	Pin041	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Langhole Drove, Pinchbeck			
Site area (Hectares)	0.37 Site capacity at 30 dph:	11 Site capacity at 25 dph:	9 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:		7	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is less accessible to Pinchbeck's existing services and facilities than sites closer to the village because it is not located within the existing built-up area (defined settlement limit)</p> <p>SITE CHARACTERISTICS - The site is a small field screened with trees on the road frontages. It is next to the railway which is a bad neighbour use, owing to the increase in freight traffic the line will accommodate once the current improvement works are complete. The site would also introduce an incongruous development into the countryside to the detriment of its character.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Consequently, the site is considered unsuitable.</p>			
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	Pin046	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Milestone Lane			
Site area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> 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:		4	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a frontage hedge, with some gaps but this can be retained or augmented as part of frontage plots.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a gap between existing dwellings. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Pinchbeck Road. The narrow carriageway and lack of footways on Milestone Lane indicate against any significant residential development in this area.</p> <p>☑</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
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	Pin047	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Milestone Lane			
Site area (Hectares)	1.7 Site capacity at 30 dph:	51 Site capacity at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high owing to highway improvements. Nonetheless, 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: 10 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a frontage hedge, with some gaps but this can be retained or augmented as part of frontage plots.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is fronted by two gaps between existing dwellings and extends between the river and dwellings on Milestone Lane and Bacons Lane. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The roads around this part of Pinchbeck are narrow and the county highways department do not consider many plots are appropriate and thereby do not support this proposal.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
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	Pin048	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Milestone Lane and West of Bacons Lane			
Site area (Hectares)	3.62 Site capacity at 30 dph:	109 Site capacity at 25 dph:	90 Site capacity at 20 dph:	72 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high owing to highway improvements. Nonetheless, 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:		50	
	Delivered in yrs 11-15:		22	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a frontage hedge, with some gaps but this can be retained or augmented as part of frontage plots.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is fronted by two gaps between existing dwellings and extends between the river and dwellings on Milestone Lane and Bacons Lane. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The roads around this part of Pinchbeck are narrow and the county highways department do not consider many plots are appropriate and thereby do not support this proposal.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
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	Pin049	Settlement:	Pinchbeck	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the East of Surfleet Road and North of Horsepit Lane			
Site area (Hectares)	6.8 Site capacity at 30 dph:	204 Site capacity at 25 dph:	170 Site capacity at 20 dph:	136 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 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:		86	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Pinchbeck's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind frontage development on Surfleet Road. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Surfleet Road. The access onto Surfleet road is fairly narrow and the radii for the junction are likely to affect neighbouring land. An alternative access on Horsepit Lane would also be unacceptable because there are pinch points between existing dwellings, that could only be resolved with purchasing land from third parties. The character of the lane would be changed significantly.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
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	Pin062	Settlement:	Pinchbeck	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Former Dairy Depot, Pennytoft Lane, Pinchbeck			
Site area (Hectares)	0.44	Site capacity at 30 dph:	13	Site capacity at 25 dph:
			11	Site capacity at 20 dph:
				9 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate including site clearance costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 8, 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? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - the site is previously developed & within the existing village. Its redevelopment has the potential to bring environmental improvements.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Pinchbeck's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, there are no nearby 'bad neighbour' uses, & it is previously developed land.</p> <p>TRANSPORT - Pinchbeck's services and facilities are accessible on foot or by bicycle. Bus stops are available nearby. The Highway Authority comments that, in highway terms, this is an ideal site for the provision of the suggested 9 dwellings.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
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	Pin064	Settlement:	Pinchbeck	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the east of Surfleet Road, Pinchbeck								
Site area (Hectares)	13.11	Site capacity at 30 dph:	393	Site capacity at 25 dph:	328	Site capacity at 20 dph:	262	Site capacity from planning permissions:	<input type="text"/>
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/high (including site clearance and flood mitigation costs). 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:		212						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is not in scale with the 252 dwellings sought to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - few public views of the site are available, and its redevelopment would be unlikely to harm the area's character (indeed, there is the potential for redevelopment to bring environmental improvements).</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site is in use (though not allocated) as employment land. However, the Employment Land Technical Paper (January 2016) does not conclude that this site should be allocated for employment use, and its loss to residential use is therefore unlikely to have adverse economic impacts.</p> <p>LOCATION - accessible to existing services, & is located adjacent to the built-up area;</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, there are no nearby 'bad neighbour' uses, & it is previously developed land.</p> <p>TRANSPORT - Pinchbeck's services and facilities are accessible on foot or by bicycle. Bus stops are available nearby. The Highway Authority comments that the access to this land appears to be the access to an established agricultural/horticultural business that, presumably, already accommodates both car and HGV movements. The visibility to the right (north) is satisfactory but to the left (south) appears to be below standards for this 50 mph road. This is a substantial amount of residential development that is fairly remote from the centre of the village and the facilities and services therein. Also, there is no footway on the site side of Surfleet Road. Access from Hergate Lane would not be acceptable.</p> <p>☒</p> <p>Unsuitable, due to conflict with the Plan's locational strategy, & transport issues.</p>								
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	Pin065	Settlement:	Pinchbeck	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Birchgrove Garden Centre, Surfleet Road, Pinchbeck			
Site area (Hectares)	2.44 Site capacity at 30 dph:	73 Site capacity at 25 dph:	61 Site capacity at 20 dph:	49 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate, including site clearance and school improvements. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (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: 16 Delivered in yrs 11-15: 33 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 252 dwellings which the emerging Local Plan seeks to be developed in Pinchbeck.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - there is the potential for redevelopment to bring environmental improvements.</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site is in use (though not allocated) as a garden centre. However, the Employment Land Technical Paper (January 2016) does not conclude that this site should be allocated for employment use, and its loss to residential use is therefore unlikely to have adverse economic impacts.</p> <p>LOCATION - it is accessible to Pinchbeck's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, there are no nearby 'bad neighbour' uses, & it is previously developed land.</p> <p>TRANSPORT - Pinchbeck's services and facilities are accessible on foot or by bicycle. Bus stops are available nearby. The Highway Authority comments that there is a long-established access into this site that has suitable visibility in both directions and the site has a long enough frontage to be able to place a suitable adoptable estate road junction in the optimum position. The negatives of this site are the absence of a footway link on the east side of Surfleet Road back to the village, that this section of Surfleet Road is subject to a 50 mph speed limit and the fact that the site is fairly remote from the centre of the village. Access off Herdgate Lane would not be acceptable.</p> <p>☐</p> <p>Despite the infrastructure issues, the site is considered suitable.</p>			
Classification	Developable (11-15)			
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	