

Reference	Pin002	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of Mark	ket 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
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant	ning permission or alloc	ation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievable	Yes Yes		
Explanation	including improvements t	o existing schools and a developed although cor	new school. If it is alloc nmencement may be d	costs are likely to be relatively low, ated, there is a reasonable elayed by the need to improve the mpleted 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:		16 10	
Suitability	Is the site suitable?	Yes		
	no major archaeological is INFRASTRUCTURE - it will as open space, green infra LOCATION - It is accessible built-up area (defined sett SITE CHARACTERISTICS - Thousing on all other boun the boundaries. TRANSPORT - services and	ssues, further information of lead to the loss of, a structure or community to Pinchbeck's existing tlement limit); The site is horticultural ndaries. Visual impacts od facilities are potentially ping this existing nursered to be provision made	on may be required dep nor place undue burden y facilities. services and facilities a ursery and is well scree n neighbours would be y accessible on a bicycle y site for residential use	built or heritage assets. There are endant on development. s on, existing infrastructure, such and is located within the existing ned from market way. There is acceptable. There is filled land to e. Bus stops are on Spalding Road. e is acceptable in highway terms
Classification	Develo	pable (11-15)		
Flood risk Zone Zone Zone	e 2 e 3a	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	Pin003	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the west of Bea	r 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	cation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
explanation		ers, there is a reasonable		costs are likely to be very low. If it be developed (assumed to begin in
Assumed delivery ra	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		
	development could hav buildings), any such imp INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi built-up area (defined s SITE CHARACTERISTICS on the adjoining resider TRANSPORT - services a Road. The re-developm	e adverse impacts on bui pacts could be prevented ill not lead to the loss of, frastructure or communi ble to Pinchbeck's existin ettlement limit); - The site has a number of ntial properties . Visual in nd facilities are potential ent of this existing commerms but it would be help	It and heritage assets (Co by careful design. nor place undue burden by facilities. It is g services and facilities a f small businesses and the pacts on neighbours wo ly accessible on foot or be ercial site for residential	oicycle. Bus stops are on Surfleet development would be
Classification	Deve	lopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all	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	Pin008	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the east of Chu	rch 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	Yes		•
Explanation	Although there is no pla	anning permission or alloo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	including improvement prospect that it would I	s to existing schools and a be developed although co	new school. If it is alloo mmencement may be o	costs are likely to be relatively low, cated, there is a reasonable lelayed by the need to improve the ompleted 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:		9 4	
Suitability	Is the site suitable?	Yes		
Explanation	Pinchbeck. ENVIRONMENTAL IMPA Officer advises that the through the loss of a tra Retention or reuse of T mitigation/enhancement archaeology in situ or to INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS are well screened with TRANSPORT - services a Street. Demolition of the	ACTS - It will not have advelopment of the site aditional public building on the Bell as part of any schoot. Post determination wo orecord an archaeology build not lead to the loss of, frastructure or communible to Pinchbeck's existin ettlement limit); - The site is an unused pure fences or hedges. There is and facilities are potential to existing public house whole access into this site.	erse impacts on natural would result in significant feritage significance (ferme should be considered by the may be required in conference its destruction, nor place undue burdency facilities. In grant services and facilities is a fish and chip shop to by accessible on foot or	assets. However, the Conservation in harm to the Conservation Area The Bell PH) within its historic core. Led as potential order to protect significant and is located adjacent the existing counds to the rear. The boundaries the south of one access point. Bicycle. Bus stops are on Church pening onto Church Street to
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m 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	Pin009	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the south of H	orsepit 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
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		11	
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it vas open space, green in LOCATION - It is access built-up area (defined SITE CHARACTERISTICS Except for the bounda TRANSPORT - services Road. However, Horse it would be harmful to	nfrastructure or communi sible to Pinchbeck's existir settlement limit); 5 - The site is behind a row ries with residential prope and facilities are potentia	nor place undue burde ty facilities. In services and facilities of dwellings with a widerty the boundaries are cally accessible on foot and is unsuitable for further	ns on, existing infrastructure, such and is located adjacent the existing e access point to Horsepit Lane.
Classification	Und	evelopable		
Flood HSK	Zone 1 Zone 2 Zone 3a Zone3b	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	Pin014	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north-east	of Catherines Way, Pinc	hbeck	
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
Availability	Is the site available	e? Yes		permissions:
Explanation		lanning permission or all they are acting together.	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation		asonable prospect that i		e costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25)	12 6	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - it as open space, green i LOCATION - It is acces built-up area (defined SITE CHARACTERISTIC would undermine the TRANSPORT - services Road. However, Horse it would be harmful to	will not lead to the loss on frastructure or communities to Pinchbeck's exist settlement limit); S - The site is enclosed warea's semi-rural charact and facilities are potenti	of, nor place undue burdenity facilities. ing services and facilities ith hedges and is accesse eer. ially accessible on foot an ind is unsuitable for furth sers.	I, built or heritage assets. Ins on, existing infrastructure, such and is located adjacent the existing of from Horsepit Lane. Development and bicycle. Bus stops are on Surfleet er residential development because
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for s Danger for s	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Pin015	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the west of Cro	ssgate 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	Yes Yes		
Explanation	Although there is no pla Two owners, but they a		ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	-	sonable prospect that it		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 10	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS Visual impacts on neight TRANSPORT - services at The roads around this panny plots are appropriate.	vill not lead to the loss or frastructure or commur ible to Pinchbeck's existi ettlement limit); - The site is a small field abours would be accepta and facilities are potentia	f, nor place undue burde lity facilities. In services and facilities surrounded with hedges ble. It ally accessible on a bicycle row and the county high support this proposal.	I, built or heritage assets. Ins on, existing infrastructure, such and is located adjacent the existing is. There are no bad neighbour uses. In the instance of the existing is a such a
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 3 Zone 3	<u>2</u> 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	Pin017	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the south of M	lestone Lane, Pinchbeck		
Site area (Hectares)	0.4 Site capacity at 30 dph:	12 Site capacity at 25 dph:	Site capacity at 20 dph:	8 Site capacity 2 from planning
Availability	Is the site available	Yes		permissions:
Explanation		•	•	lwellings. A shed on the site has tiple owners, but they are acting
Achievability	Is the site achieval	Yes		
Explanation	-	easonable prospect that		costs are likely to be very low. If it assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable:	Yes		
Explanation	Pinchbeck. ENVIRONMENTAL IMPA INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS because it has outline p impacts on neighbours TRANSPORT - services a Road. The re-developm	ACTS - it will not have advill not lead to the loss of, frastructure or communible to Pinchbeck's existinettlement limit); - The site is a former farrolanning permission for twould be acceptable, and facilities are potentiaent of this site for resideme vehicle movements be development.	rerse impacts on natural nor place undue burder ty facilities. or services and facilities myard which has been provo plots. A remaining shally accessible on a bicycles of the provided that is a provided	seeks to be developed in , built or heritage assets. Ins on, existing infrastructure, such and is located within the existing artly demolished and fenced off ed is used for car repairs. Visual e. Bus stops are on Pinchbeck able as the existing use would have twork here is not suitable for new,
Flood risk Zone Zone Zone Zone Zone Zone Zone Zone	1 2 3a	No hazard Low hazard Danger for so 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	Pin018	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of M	ilestone Lane, Pinchb	eck	
Site area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacit at 25 dph:	y Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or	allocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation		reasonable prospect t		e costs are likely to be very low. If it assumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		4	
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access built-up area (defined s SITE CHARACTERISTICS Visual impacts on neigl within the built up area incapable of taking the	will not lead to the los ofrastructure or comm sible to Pinchbeck's ex settlement limit); i- The site is a gap be shours would be acce a of this part of Pinchl extra traffic. and facilities are pote	nunity facilities. isting services and facilities ween existing dwellings. The ptable. However, closing the peck and that site has been intially accessible on a bicyc	and is located within the existing mere are no bad neighbour uses. is gap would result in Pin015 being rejected owing to the road being le. Bus stops are on Pinchbeck
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	No hazar Low haza Danger fo Danger fo Danger fo	or some or 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	Pin019	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the east of Sur	fleet 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	including improvement prospect that it would	ts to existing schools and be developed although co	a new school. If it is allo ommencement may be o	costs are likely to be relatively low cated, there is a reasonable delayed by the need to improve the ompleted 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:		16 18	
Suitability	Is the site suitable	? Yes		
	no archaeological issue INFRASTRUCTURE - it v as open space, green in LOCATION - It is access built-up area (defined some CHARACTERISTICS are dwellings to the some TRANSPORT - services The site has a large end	es, further information may will not lead to the loss of, infrastructure or communicible to Pinchbeck's existing settlement limit); - The site is a small field with and a garden centre the and facilities are potential ough opening onto Surfleent. A frontage footway ling will not be so the site of the sit	ay be required dependar, nor place undue burder ty facilities and facilities between a large horticulo the north. The boundally accessible on a bicyclet Road to be able to pro	and is located adjacent the existing ltural nursery and the road. There aries are fenced, hedged or treed. e. Bus stops are on Surfleet Road. byide a safe and suitable access for
Classification	Deve	elopable (11-15)		
Z	Cone 1 Cone 2 Cone 3a Cone3b	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	Pin021	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the south of Fla	xmill 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	Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it		costs are likely to be low. If it is umed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 7	
Suitability	Is the site suitable?	Yes		
Explanation	Pinchbeck. ENVIRONMENTAL IMPA information on archaed INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined signification of the significant of the significan	ACTS - it will not have ad clogy may be required prill not lead to the loss of frastructure or commun ble to Pinchbeck's existivettlement limit); - The site is a small field neighbours would be acound facilities are potential efor residential develop	ior to determination depoter, nor place undue burden ity facilities. Ing services and facilities a with dvelopment to two ceptable. ally accessible on a bicycle	built or heritage assets. Further
Classification Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so 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	Pin027	Settlement:	Pinchbeck	Phase two SHLAA sites		
Address	Land to the east of Spalding Road, Pinchbeck					
Site area (Hectares)	5.73 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	115 Site capacity from planning permissions:		
Availability	Is the site available	Yes		permissions.		
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	n legal or ownership problems.		
Achievability	Is the site achievab	Yes Yes				
Explanation		nere is a reasonable prosp		re costs are likely to be relatively loped (assumed to begin in 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:		50 65			
Suitability	Is the site suitable?	No				
	the Conservation Area a adverse impacts upon t INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi built-up area (defined s SITE CHARACTERISTICS character, which develoneighbour uses. TRANSPORT - services a	and wraps around the cu hese built and heritage a will not lead to the loss of, frastructure or communi ble to Pinchbeck's existir ettlement limit); - Although the site is well opment would greatly ha	rtilage of a listed building ssets. In nor place undue burdens ity facilities. In services and facilities and services and facilities and services and services and services and services. Il screened from Spalding rm as well as the setting could be serviced.	Its development would have son, existing infrastructure, such and is located adjacent the existing Road it has a countryside of Otway House. There are no bad Bus stops are on Spalding Road.		
Classification	Unde	velopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	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	Pin034	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the west of Flax	mill 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:
Availability	Is the site available	? Yes		permissions.
Explanation	Part of the site has plan	ning permission for 14 dv	vellings (H14-0703-13)	and is under construction.
Achievability	Is the site achievab	le? Yes		
Explanation		ere is a reasonable prosp		ture costs are likely to be relatively reloped (assumed to begin in year 9,
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:		50 107	
Suitability	Is the site suitable?	Yes		
	information on archaeol INFRASTRUCTURE - it will as open space, green inf LOCATION - It is accessibuilt-up area (defined se SITE CHARACTERISTICS - neighbour uses. Visual in TRANSPORT - services at The ideal would be to ac	logy may be required pricial not lead to the loss of, frastructure or communitiole to Pinchbeck's existing ettlement limit); The site is a large field be mpacts on neighbours would facilities are potential excess this site via the Pinchight be possible subject	or to determination dep nor place undue burde y facilities. g services and facilities etween the river and the ould be acceptable. y accessible on a bicycl 21 site although this w	I, built or heritage assets. Further pendant on development. In son, existing infrastructure, such and is located adjacent the existing the village. There are no bad le. Bus stops are on Surfleet Road. Ould involve crossing Gallery Walk. In strip.
Classification	Devel	opable (11-15)		
Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for so 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	Pin039	Settlement:	Pinchbeck	Phase two SHLAA sites
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 Site capacity from planning permissions:
Availability	Is the site available	Yes		,
Explanation	Although there is no pl	anning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		easonable prospect that		ure costs are likely to be low. If it ssumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 5	
	Delivered in yrs 16-20		J	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	No No		
Explanation	Pinchbeck. ENVIRONMENTAL IMP, INFRASTRUCTURE - it was open space, green in LOCATION - It is less ac because it is not locate SITE CHARACTERISTICS would create an incong TRANSPORT - services a Consequently, the site	ACTS - it will not have ad vill not lead to the loss of frastructure or commun cessible to Pinchbeck's e d within the existing buil - The site is a number of gruous group of dwelling and facilities are potential is considered unsuitable.	ity facilities. xisting services and facilit t-up area (defined settlen grass paddocks which ar s in the countryside. Ther ally accessible on a bicycle	built or heritage assets. s on, existing infrastructure, such
Classification		evelopable		
Flood risk Zon	ne 1 ne 2	No hazard Low hazard		No Depth 0m to 0.25m
Zon	ne 3a	Danger for s		0.25m to 0.50m
Zon	ne3b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
1		ı		1

Reference	Pin041	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of La	anghole 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
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		reasonable prospect that		ure costs are likely to be low. If it ssumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		7	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - it is as open space, green in LOCATION - It is less at because it is not located SITE CHARACTERISTICS railway which is a bad once the current improdevelopment into the	nfrastructure or communi accessible to Pinchbeck's e ed within the existing built S - The site is a small field s neighbour use, owing to t ovement works are compl countryside to the detrimand facilities are potentia	nor place undue burder ty facilities. xisting services and facili- -up area (defined settler screened with trees on the he increase in freight tra ete. The site would also ent of its character.	ties than sites closer to the vilage nent limit) ne road frontages. It is next to the ffic the line will accommodate
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Pin046	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of Mile	estone 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
Availability	Is the site available	Yes		permissions:
explanation	Although there is no plan	nning permission or allo	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
xplanation		asonable prospect that i	- '	osts are likely to be very low. If it sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		4	
Suitability	Is the site suitable?	Yes		
	frontage hedge, with son INFRASTRUCTURE - it with as open space, green inf LOCATION - It is access built-up area (defined seasons of the CHARACTERISTICS - Visual impacts on neight TRANSPORT - services and INFANSPORT - services	me gaps but this can be a ll not lead to the loss of, rastructure or communitible to Pinchbeck's existittlement limit); The site is a gap betwee yours would be acceptable facilities are potential geway and lack of footwin this area.	etained or augmented as nor place undue burdens y facilities. ng services and facilities a n existing dwellings. Ther le. ly accessible on a bicycle.	puilt or heritage assets. There is a part of frontage plots. on, existing infrastructure, such and is located within the existing are are no bad neighbour uses. Bus stops are on Pinchbeck dicate against any significant
Classification	Devel	opable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for me 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	Pin047	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of	Milestone Lane		
Site area (Hectares)	1.7 Site capacity at 30 dph:	at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site availab	Yes Yes		F
Explanation	Although there is no	planning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achiev	able? Yes		
Explanation	owing to highway im	-	if it is allocated, there is	cture costs are likely to be high a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10		24	
	Delivered in yrs 11-1 Delivered in yrs 16-2		10	
	Delivered in yrs 21-2			
Suitability	Is the site suitabl	e? No		
Explanation	The site is in scale wi	th the 252 dwellings which	the emerging Local Plan	seeks to be developed in
	as open space, green LOCATION - It is acc built-up area (defined SITE CHARACTERISTIC the river and dwelling impacts on neighbou TRANSPORT - service The roads around thi many plots are approx	infrastructure or commun essible to Pinchbeck's exist d settlement limit); CS - The site is fronted by the gs on Milestone Lane and Ers would be acceptable. s and facilities are potential	ity facilities. ling services and facilitie wo gaps between existin Bacons Lane. There are n ally accessible on a bicyc row and the county high support this proposal.	ns on, existing infrastructure, such s and is located within the existing g dwellings and extends between o bad neighbour uses. Visual le. Bus stops are on Surfleet Road. Inways department do not consider
Classification	Und	developable		
Flood risk	one 1	No hazard		No Depth
Z	one 2	Low hazard	ome	0m to 0.25m
	one 3a Ione3b	Danger for so Danger for m		0.25m to 0.50m 0.50m to 1.0m
2	onesp	Danger for a		1.0m to 2.0m >2.0m
'				<u> </u>

Reference	Pin048	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the north of Mil	estone 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	owing to highway impro		it is allocated, there is	cture costs are likely to be high 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:		50 22	
Suitability	Is the site suitable?	No		
	frontage hedge, with so INFRASTRUCTURE - it w as open space, green in LOCATION - It is access built-up area (defined so SITE CHARACTERISTICS the river and dwellings of impacts on neighbours of TRANSPORT - services a The roads around this p	me gaps but this can be re ill not lead to the loss of, if frastructure or communit iible to Pinchbeck's existir ettlement limit); - The site is fronted by two on Milestone Lane and Ba would be acceptable. nd facilities are potentiall art of Pinchbeck are narro iate and thereby do not su	etained or augmented a nor place undue burder y facilities. g services and facilities o gaps between existin cons Lane. There are no y accessible on a bicyclow and the county high	, built or heritage assets. There is a as part of frontage plots. Inson, existing infrastructure, such as and is located within the existing g dwellings and extends between to bad neighbour uses. Visual e. Bus stops are on Surfleet Road. Ways department do not consider
Classification	Unde	velopable		
Flood risk Zone 2 Zone 3 Zone 3	a Ba	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	Pin049	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the East of Surf	leet Road and North of I	Horsepit Lane	
Site area (Hectares)	6.8 Site capacity at 30 dph:	204 Site capacity at 25 dph:	Site capacity at 20 dph:	136 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		F
Explanation	Although there is no pla	anning permission or allo	ocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	-	easonable prospect that		costs are likely to be very low. If it ssumed to begin in year 9, and be
Assumed delivery rate	Delivered in yrs 1-5:		F0	
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 86	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
	•	No		
Suitability	Is the site suitable?	INO		
	INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (consisting built-up area (consistency of the second of the second of the second of the second of the lane was as the second of the lane was the	rill not lead to the loss of frastructure or commun sible to Pinchbeck's exist lefined settlement limit) - The site is behind front mpacts on neighbours wand facilities are potentiat road is fairly narrow aress on Horsepit Lane wo	ity facilities. ting services and facilities; tage development on Surf would be acceptable. ally accessible on a bicycle and the radii for the junctio ould also be unacceptable resolved with purchasing I antly.	built or heritage assets. s on, existing infrastructure, such and is located adjacent the fleet Road. There are no bad e. Bus stops are on Surfleet Road. on are likely to affect neighbouring because there are pinch points and from third parties. The
Classification	Unde	velopable		
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

Site area (Hectares) Availability Explanation Achievability Explanation	0.44 Site capacity at 30 dph: Is the site available Although there is no pla Is the site achievab Good achievability. Valuincluding site clearance	nning permission or allo	Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability Explanation Achievability Explanation	at 30 dph: Is the site available Although there is no pla Is the site achievab Good achievability. Valuincluding site clearance	at 25 dph: Yes Inning permission or allo	at 20 dph:	from planning permissions:
Explanation Achievability Explanation	Although there is no plate is the site achievab Good achievability. Valuincluding site clearance	nning permission or allo	cation, there are no know	•
Achievability Explanation	Is the site achievab Good achievability. Valu including site clearance		cation, there are no know	n legal or ownership problems.
Explanation	Good achievability. Valuincluding site clearance	Yes		
j	including site clearance			
		costs. If it is allocated, t	here is a reasonable prosp e need to improve the wa	posts are likely to be moderate pect that it would be developed later and foul sewerage network
	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?	Yes		
	development would no previously developed & environmental improvn INFRASTRUCTURE - it w LOCATION - it is accessi built-up area (defined s SITE CHARACTERISTICS 'bad neighbour' uses, & TRANSPORT - Pinchbecl	t have adverse impacts used within the existing village nents. ill not lead to the loss of ble to Pinchbeck's existing ettlement limit); - the site has no intrinsical it is previously developed's services and facilities uthority comments that, gs.	ge. Its redevelopment has , nor place undue burden ng services and facilities an amenity value, is not agri ed land. are accessible on foot or	pearance of the area - the site is
Classification	Deve	opable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3a Zone3b		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	Pin064	Settlement:	Pinchbeck	Phase two SHLAA sites
Address	Land to the east of Surf	leet 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	inning permission or alloc	ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate/high (inculdir		d mitigation costs). None	ure costs are likely to be etheless, if it is allocated, there is a ar 10, and be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		50 212	
Suitability	Delivered in yrs 21-25:	No		
Suitability				
	(though not allocated) a 2016) does not conclud use is therefore unlikely LOCATION - accessible t SITE CHARACTERISTICS 'bad neighbour' uses, & TRANSPORT - Pinchbecl nearby. The Highway Au established agricultural, movements. The visibili standards for this 50 mp from the centre of the viside of Surfleet Road. Au	as employment land. Howe that this site should be a to have adverse economic existing services, & is lotather than the site has no intrinsical it is previously developed it is previously developed its services and facilities authority comments that the horticultural business that the to the right (north) is soon road. This is a substant	ever, the Employment Lallocated for employment ic impacts. Icated adjacent to the bust amenity value, is not agrid land. The accessible on foot or ne access to this land appart, presumably, already a stisfactory but to the lefial amount of residential diservices therein. Also, would not be acceptable	by bicycle. Bus stops are available pears to be the access to an accommodates both car and HGV t (south) appears to be below I development that is fairly remote there is no footway on the site
Classification	Unde	velopable		
I lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so 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	Pin065	Settlement: P	inchbeck	Phase two SHLAA sites
Address	Birchgrove Garden Centre, Surfl	leet Road, Pinchbeck		
Site area (Hectares)	2.44 Site capacity 73 at 30 dph:	Site capacity 61 at 25 dph:	Site capacity at 20 dph:	49 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planning po	ermission or allocation,	there are no known I	egal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are r moderate, including site clearar reasonable prospect that it wou improve the water and foul sew 15).	nce and school improver ald be developed althoug	nents. Nonetheless, i gh commencement m	f it is allocated, there is a nay be delayed by the need to
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:	16 33		
Suitability	Is the site suitable?	Yes		
	Pinchbeck. ENVIRONMENTAL IMPACTS - it development would not have ac potential for redevelopment to INFRASTRUCTURE - although it (though not allocated) as a gard does not conclude that this site therefore unlikely to have adver LOCATION - it is accessible to Pi existing built-up area (defined so SITE CHARACTERISTICS - the site 'bad neighbour' uses, & it is pretaken the end of the bad neighbour' uses, and the end of the existing built in both direction adoptable estate road junction footway link on the east side of subject to a 50 mph speed limit Access off Herdgate Lane would be presented by the infrastructure issues	dverse impacts upon the bring environmental im will not place undue bur len centre. However, the should be allocated for rise economic impacts. nchbeck's existing servicettlement limit); e has no intrinsic amenit viously developed land. Les and facilities are accomments that there is ons and the site has a loin the optimum position Surfleet Road back to the and the fact that the site in the oeceptable.	e character and appear provements. dens on existing infra- e Employment Land T employment use, and ces and facilities and y value, is not agricular essible on foot or by a long-established ac ing enough frontage t i. The negatives of this ne village, that this se e is fairly remote from	arance of the area - there is the astructure, the site is in use echnical Paper (January 2016) d its loss to residential use is is located adjacent to the ltural land, there are no nearby bicycle. Bus stops are available cess into this site that has o be able to place a suitable is site are the absence of a action of Surfleet Road is
Classification	Developabl			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m