

Reference	Qua001	Settlement:	Quadring	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the south of Main Road, Quadring				
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:	<input type="checkbox"/>
Availability	Is the site available?				
Explanation	Yes				
	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
Explanation	Yes				
	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?				
Explanation	No				
	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets but would create an incongruous, isolated group of dwellings in the open countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not accessible to Quadring's, or Gosberton's, existing services and facilities and is not located within or adjacent to either settlement's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site has a commercial character with large buildings.</p> <p>TRANSPORT - services and facilities are unlikely to be accessible on foot and bicycle although it is potentially accessible by public transport.</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 Qua002 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the south-west of Main Road, Quadring

Site area (Hectares) 0.69 **Site capacity at 30 dph:** 21 **Site capacity at 25 dph:** 17 **Site capacity at 20 dph:** 14 **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 moderate owing to improvements to water and sewerage networks, primary and secondary schools. If it is allocated, there is a reasonable prospect that it would be developed but owing to the water and sewerage network improvements it is 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: 5
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development around it and so redevelopment would cause little harm to the character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is a former farm yard. A modern housing development abuts as well as dwellings fronting the road.
TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. The carriageway is adequate to serve this site but some trimming of the frontage vegetation may be required to provide the required visibility. The main issue with this site is the absence of a footway on this side of Main Road which would mean residents of the site having to cross the A152 to use the footway on the opposite side. Whilst the road is subject to a 30mph limit, it does carry relatively high numbers of vehicles including HGVs. There are sites in Quadring that have better pedestrian access.

Consequently, the site is considered suitable

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	Qua003	Settlement:	Quadring	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the north-east of Main Road, Quadring				
Site area (Hectares)	4.15	Site capacity at 30 dph:	125	Site capacity at 25 dph:	104
		Site capacity at 20 dph:	83	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?				
Explanation	Yes				
	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
Explanation	Yes				
	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to improvements to water and sewerage networks, primary and secondary schools. If it is allocated, there is a reasonable prospect that it would be developed but owing to the water and sewerage network improvements it is 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: 25 Delivered in yrs 11-15: 58 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable?				
Explanation	Yes				
	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS -it is unlikely to have adverse impacts on natural, built or heritage assets. It has development on some sides and has open countryside to others. Redevelopment would have relatively little impact on the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site is a horticultural nursery with dwellings fronting the roads.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. The carriageway is adequate to serve redevelopment of this nursery site and the opening onto the highway is wide enough to provide the required junction radii and visibility splays. There is a frontage footway here. The opening onto Water Gate is not wide enough to provide vehicular access but a pedestrian access may be possible and would be beneficial.</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	Qua004	Settlement:	Quadring	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the east of Casswell Drive, Quadring								
Site area (Hectares)	0.88	Site capacity at 30 dph:	26	Site capacity at 25 dph:	22	Site capacity at 20 dph:	18	Site capacity from planning permissions:	<input type="checkbox"/>
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 moderate owing to improvements to water and sewerage networks, primary and secondary schools. If it is allocated, there is a reasonable prospect that it would be developed but owing to the water and sewerage network improvements it is 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:		9						
	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 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development on two sides and open countryside to the others. However, it will be seen as an extension to Casswell Drive and so development would cause little harm to the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site is grade 1 farm land beside a modern housing development which was built on brownfield land.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. This site would be accessible from Casswell Close or a through route linking Casswell Drive, Qua004, Qua011 and Town Drove would be acceptable.</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			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference Qua005 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the south of Town Drove, Quadring

Site area (Hectares) 1.84 **Site capacity at 30 dph:** 55 **Site capacity at 25 dph:** 46 **Site capacity at 20 dph:** 37 **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 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: 13
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. There is some development in front of the site but it extends out into open countryside and is poorly related to the villages built up area. The development would create a significant visual intrusion into the open countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is grade 1 farmland. It could be impacted by HGV movements to a site located to the west.
TRANSPORT - services and facilities are less accessible on foot and bicycle than sites closer to the centre of Quadring.
Consequently, the site is considered unsuitable

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 Qua006 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the south of Watergate, Quadring

Site area (Hectares) 1.9 **Site capacity at 30 dph:** 57 **Site capacity at 25 dph:** 48 **Site capacity at 20 dph:** 38 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. 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 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 14
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS -it is unlikely to have adverse impacts on natural, built or heritage assets. It has development around it and so redevelopment would cause little harm to the character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is farmland with housing around it.
TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. The site's opening onto Water Gate appears to be the only viable vehicular means of access to this site. The road is suitable to serve the site and the opening is wide enough to provide the required junction radii and visibility splays. The site's opening onto Main Road A152 does not appear to be wide enough for a vehicular access but in any case, it would be preferable not to introduce un-necessary turning movements onto and off that road. The opening is wide enough to provide a pedestrian access.

Consequently, the site is considered suitable

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 Qua007 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the north-west of Watergate, Quadring

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:** 6

Availability **Is the site available?** Yes

Explanation Planning permission H15-0526-13 is outstanding for the construction of 4 affordable dwellings on part of the site and H15-0999-13 for the construction of 2 affordable dwellings on part of the site. There are no known legal or ownership problems affecting the remaining part of the site.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. Planning permission is outstanding and there is a reasonable prospect that it will soon 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: 6
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development around it and so development would cause little harm to the character of the area. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is a grade 1 farmland and has planning permission for 6 frontage dwellings including 2 also considered under Qua014. TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. Consequently, the site is considered suitable

Classification **Developable (06-10)**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2		
	Zone 3a		
	Zone3b		

Reference Qua008 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the south-east of Watergate, Quadring

Site area (Hectares) 0.19 **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?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development on each side and so redevelopment would cause little harm to the character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is grade 1 farmland.
TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport.
Consequently, the site is considered suitable

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	Qua009	Settlement:	Quadring	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the east of St Margarets, Quadring				
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:	12
Availability	Is the site available? No				
Explanation	The site had full planning permission (H15-0321-10) for the construction of 12 affordable dwellings. This has now lapsed and consequently raises issues as to its availability.				
Achievability	Is the site achievable? No				
Explanation	Poor achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. However, as the planning permission has lapsed and no commencement has been made the prospect it will soon be developed is undermined.				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? Yes				
Explanation	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development around it and so development would cause little harm to the character of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site is grade 1 farmland and has planning permission for 12 houses.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport.</p> <p>Consequently, the site is considered suitable</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 **Qua010** **Settlement:** **Quadring** **Phase two SHLAA sites**

Address Land off Main Road, Quadring

Site area (Hectares) 0.33 **Site capacity at 30 dph:** 10 **Site capacity at 25 dph:** 8 **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 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:** 7 **Delivered in yrs 11-15:** **Delivered in yrs 16-20:** **Delivered in yrs 21-25:**

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

Explanation The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It extends a small development of 3 plots further out into the countryside. It abutts another site, Qua013, but that site is not considered suitable. Therefore, this site would cause harm to the character of the area by protruding out into the countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is a large garden. It could hold more than 2 dwellings but it is served by a private drive and so there is only capacity for 2 more, unless the access is improved. TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. Consequently, the site is considered unsuitable

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 Qua011 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the south of Town Drove, Quadring

Site area (Hectares) 4.95 **Site capacity at 30 dph:** 148 **Site capacity at 25 dph:** 124 **Site capacity at 20 dph:** 99 **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: 49
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. However, the site wraps around the rear and to one side of 14 Town Drove, which is a Grade II listed building. There is potential harm to the setting of 14 Town Drove from the development of this site and its potential access from Town Drove, but it is considered this could be ameliorated by the design of the layout and access.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is grade 1 farmland. A modern housing development is close by as well as dwellings fronting the roads. It also abuts the village hall which maybe a noise source.
TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. Town Drove is suitable to serve the development of this site and the adjacent Qua004 site and the site's opening is wide enough to accommodate the required junction radii and visibility splays. A footway would be required to be provided to link the site to the village footway network at Main Road. An unsurfaced, informal lay-by to the east of the opening appears to provide some roadside parking for either the Pub or residential properties. Whilst it may not necessarily be essential that this facility be retained, a scheme that did retain it or possibly even improved it may attract less local opposition.

Consequently, the site is considered suitable.

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 **Qua012** **Settlement:** **Quadring** **Phase two SHLAA sites**

Address Land off Main Road, Quadring

Site area (Hectares) 0.52 **Site capacity at 30 dph:** 16 **Site capacity at 25 dph:** 13 **Site capacity at 20 dph:** 10 **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. Two 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: 10
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It is frontage development which balances that opposite and therefore would cause little harm to the character of the area. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is grade 1 farmland. TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. The carriageway is suitable to provide access to this site and there is an existing frontage footway. The shape of the site suggests frontage plots (ribbon development) would be the more likely form of development, with direct individual accesses off Main Road. This is the A152 so every driveway should have a turning space. Consequently, the site is considered suitable

Classification **Developable (06-10)**

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 **Qua013** **Settlement:** Quadring **Phase two SHLAA sites**

Address Land off Town Drove, Quadring

Site area (Hectares) 2.24 **Site capacity at 30 dph:** 67 **Site capacity at 25 dph:** 56 **Site capacity at 20 dph:** 45 **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. Two 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 relatively 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: 21
Delivered in yrs 16-20
Delivered in yrs 21-25:

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

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. There is some development in front of part of the site but it extends out into open countryside and is poorly related to the villages built up area. The development would create a significant visual intrusion into the open countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Quadring's existing services and facilities is located within or adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - The site is grade 1 farmland. It could be impacted by HGV movements to a site located to the west.
TRANSPORT - services and facilities are less accessible on foot and bicycle than sites closer to the centre of Quadring.
Consequently, the site is considered unsuitable

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 Qua014 **Settlement:** Quadring **Phase two SHLAA sites**

Address Land to the north-west of Watergate, Quadring

Site area (Hectares) 0.1 **Site capacity at 30 dph:** 3 **Site capacity at 25 dph:** 2 **Site capacity at 20 dph:** 2 **Site capacity from planning permissions:** 2

Availability **Is the site available?** Yes

Explanation Planning permission (ref H15-0999-13) Granted for the construction of 2 dwellings.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).

Assumed delivery rate **Delivered in yrs 1-5:** 2
Delivered in yrs 6-10: 2
Delivered in yrs 11-15: 2
Delivered in yrs 16-20: 2
Delivered in yrs 21-25: 2

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It has development around it and so development would cause little harm to the character of the area. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Quadring's existing services and facilities and is located within or adjacent to Quadring's existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is a grade 1 farmland and has planning permission for 2 frontage dwellings. TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport. Consequently, the site is considered suitable

Classification **Developable (06-10)**

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
	Zone3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference Qua015 Settlement: Quadring Phase two SHLAA sites

Address Land to the north of Town Drove, Quadring

Site area (Hectares) 0.68 Site capacity at 30 dph: 20 Site capacity at 25 dph: 17 Site capacity at 20 dph: 14 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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 2
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - it would create 130m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area. Furthermore, the site's western boundary is not defined by any physical feature and it is therefore likely that the allocation of this land would create pressure for further western expansion at a later date, with greater harm to the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure.
LOCATION - it is accessible to Quadring's existing services and facilities, and is located adjacent to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, is not previously developed land, and amenities may be impacted by HGV movements to a site located to the west.
TRANSPORT - it is unlikely to create or exacerbate traffic problems and, although services and facilities are less accessible on foot and bicycle than sites closer to the centre of Quadring, the site offers acceptable access to facilities.

Unsuitable, due to adverse environmental impacts.

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	Qua016	Settlement:	Quadring	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Water Gate, Quadring			
Site area (Hectares)	8.03 Site capacity at 30 dph:	241 Site capacity at 25 dph:	201 Site capacity at 20 dph:	161 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 also likely to be moderate. Nonetheless, 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: 111 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 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely have adverse impacts on natural, built or heritage assets, but its development would have adverse effects upon the character & appearance of the area - it has a very poor relationship to the existing village, and would create an incongruous group of dwellings in the countryside which would appear, at best, tenuously-related to the existing built-up area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Quadring's existing services and facilities, and is located adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land.</p> <p>TRANSPORT - services and facilities are accessible on foot and bicycle and by public transport, and it is possible that the site's development will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to conflict with the Plan's locational strategy, and adverse environmental impacts</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	Qua017	Settlement:	Quadring	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Sarah Gate, Quadring			
Site area (Hectares)	0.17 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, 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:		3	
	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 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - the site is surrounded on three sides by existing residential development, and the visual impacts of its development would be acceptable.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Quadring's existing services and facilities, and is located adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land.</p> <p>TRANSPORT - services and facilities are accessible on foot, & by bicycle and bus. However, the Highway Authority comments that Sarah Gate is a single-track carriageway, of a low constructional standard and with no footways. As such, the road is not suitable to serve additional residential development.</p> <p>Unsuitable, due to transport issues.</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 **Qua018** **Settlement:** **Quadring** **Phase two SHLAA sites**

Address Land at 158 Main Road, Quadring

Site area (Hectares) 0.77 **Site capacity at 30 dph:** 23 **Site capacity at 25 dph:** 19 **Site capacity at 20 dph:** 15 **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 also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 3
Delivered in yrs 16-20:
Delivered in yrs 21-25:

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

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - the site is a visually attractive area of parkland which contains a number of mature trees, and contributes very significantly to local amenities. Although the proposed development site is separated from public vantage points by further well-treed parkland, its development would nonetheless be visible and would significantly impact upon the area's visual amenities.
INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure.
LOCATION - it is accessible to Quadring's existing services and facilities, and is located within to Quadring's existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, and the site is not agricultural land. However, it is not previously developed land, and the site has considerable amenity value.
TRANSPORT - services and facilities are accessible on foot, & by bicycle and bus, and it appears likely that the site could be developed without causing or exacerbating traffic problems.

Unsuitable, due to adverse environmental impacts.

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
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m >2.0m

Reference	Qua019	Settlement:	Quadring	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south-west of Main Road, Quadring			
Site area (Hectares)	1.65 Site capacity at 30 dph:	50 Site capacity at 25 dph:	41 Site capacity at 20 dph:	33 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 also likely to be moderate. 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:		9	
	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 130 dwellings which the emerging Local Plan seeks to be developed in Quadring.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - its boundaries are not defined by strong physical features, and its relationship to the village's existing built form is poor.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Quadring's existing services and facilities, and is located adjacent to Quadring's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, and the site has no particular amenity value. However, it is not previously developed land, and is predominantly best and most versatile agricultural land.</p> <p>TRANSPORT - services and facilities are accessible on foot, & by bicycle and bus, and it appears likely that the site could be developed without causing or exacerbating traffic problems (JON'S OPINION SOUGHT).</p> <p>Unsuitable, due to adverse environmental impacts.</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	