

Reference	Qua001	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the south of M	ain 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		sonable prospect that it w		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		
-	would create an incong INFRASTRUCTURE - it w space, green infrastructure. LOCATION - It is not accorded within or adjact SITE CHARACTERISTICS TRANSPORT - services accessible by public transcendently, the site	truous, isolated group of divill not lead to the loss of, ture or community facilities cessible to Quadring's, or dent to either settlement's - The site has a commerciand facilities are unlikely tonsport.	wellings in the open co nor place burdens on, e es. Gosberton's, existing se existing built-up area (c al character with large	existing infrastructure, such as open ervices and facilities and is not defined settlement limit).
Classification Flood risk Zone Zone	1	No hazard Low hazard		No Depth 0m to 0.25m
Zone Zone	e 3a	Danger for so Danger for mo Danger for all		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-v	vest of Main Road, Quadring		
Site area (Hectares)	0.69 Site capaci at 30 dph:	21 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning
Availability	Is the site availa	Yes Yes		permissions:
Explanation	Although there is no	o planning permission or alloo	cation, there are no kn	nown legal or ownership problems.
Achievability	Is the site achie	vable? Yes		
Explanation	owing to improvem there is a reasonable	ents to water and sewerage	networks, primary and eveloped but owing to	re costs are likely to be moderate disecondary schools. If it is allocated, to the water and sewerage network re year 15.
Assumed delivery rate	Delivered in yrs 1-5 Delivered in yrs 6-1 Delivered in yrs 11- Delivered in yrs 16- Delivered in yrs 21-	0: 15: 20	9 5	
Suitability	Is the site suital	Yes		
Explanation	ENVIRONMENTAL I development arour INFRASTRUCTURE - space, green infrast LOCATION - It is acc Quadring's existing SITE CHARACTERIST dwellings fronting t TRANSPORT - servic carriageway is adec provide the require Road which would i side. Whilst the roa HGVs. There are sit	MPACTS - it is unlikely to have dit and so redevelopment wit will not lead to the loss of, ructure or community facilitiessible to Quadring's existing built-up area (defined settlen ICS - The site is a former farmhe road. Less and facilities are accessiblicate to serve this site but soid visibility. The main issue with mean residents of the site have	e adverse impacts on rould cause little harm nor place burdens on, es. services and facilities nent limit). n yard. A modern house on foot and bicycle ame trimming of the froth this site is the abserving to cross the A152 it does carry relatively	an seeks to be developed in Quadring. Instural, built or heritage assets. It has to the character of the area. It was open and is located within or adjacent to sing development abuts as well as and by public transport. The ontage vegetation may be required to note of a footway on this side of Main to use the footway on the opposite y high numbers of vehicles including
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so 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
Zoi Zoi	ne 2 ne 3a	Low hazard Danger for so Danger for m	ost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Qua003	Settlement:	Quadring	Phase two SHLAA sites			
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:	Site capacity at 20 dph:	83 Site capacity from planning permissions:			
Availability	Is the site available	the site available?					
Explanation	Although there is no pl	anning permission or allo	cation, there are no kno	own legal or ownership problems.			
Achievability	Is the site achieval	Yes					
Explanation	owing to improvement there is a reasonable p	s to water and sewerage	networks, primary and eveloped but owing to	e costs are likely to be moderate secondary schools. If it is allocated, the water and sewerage network one 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:		25 58				
Suitability	Is the site suitable	? Yes					
Explanation	ENVIRONMENTAL IMP development on some little impact on the cha INFRASTRUCTURE - it v space, green infrastructure. LOCATION - It is access Quadring's existing bui SITE CHARACTERISTICS TRANSPORT - services carriageway is adequat wide enough to provid	ACTS -it is unlikely to have sides and has open count aracter of the area. will not lead to the loss of, ture or community facilitiable to Quadring's existing lit-up area (defined settler is - The site is a horticultura and facilities are accessible to serve redevelopmente the required junction rater Gate is not wide enoug be beneficial.	e adverse impacts on na ryside to others. Redev nor place burdens on, es. services and facilities a nent limit). al nursery with dwelling e on foot and bicycle a t of this nursery site an dii and visibility splays.	existing infrastructure, such as open and is located within or adjacent to gs fronting the roads. In the opening onto the highway is There is a frontage footway here.			
Flood risk Zone Zone Zone Zone Zone	1 2 3a	No hazard Low hazard Danger for so 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 >2.0m			

Reference	Qua004	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the east of Cas	swell 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	owing to improvement there is a reasonable p	s to water and sewerage n	etworks, primary and se eveloped but owing to th	osts are likely to be moderate condary schools. If it is allocated, e water and sewerage network year 15.
Assumed delivery rat	Delivered in yrs 6-10: Delivered in yrs 11-15:		9	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable	? Yes		
	Casswell Drive and so of INFRASTRUCTURE - it was space, green infrastructure LOCATION - It is accessed Quadring's existing built on brownfield lan TRANSPORT - services	development would cause I will not lead to the loss of, in ture or community facilitie ible to Quadring's existing It-up area (defined settlem In the site is grade 1 farm Ind. and facilities are accessible om Casswell Close or a throacceptable.	little harm to the charact nor place burdens on, ex is. services and facilities an ent limit). and beside a modern ho	it will be seen as an extension to the area. Isting infrastructure, such as open it is located within or adjacent to using development which was by public transport. This site ell Drive, Qua004, Qua011 and
Classification Flood risk	Zone 1 Zone 2 Zone 3a	Plopable (11-15) No hazard Low hazard Danger for sor		No Depth Om to 0.25m

Reference	Qua005	Settlement:	Quadring	Phase two SHLAA sites		
Address	Land to the south of To	and 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		
Availability	Is the site available	Yes Yes		permissions:		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.		
Achievability	Is the site achievab	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 13			
Suitability	Is the site suitable?	No				
	is some development in the villages built up are countryside. INFRASTRUCTURE - it we space, green infrastruct LOCATION - It is accessing Quadring's existing built SITE CHARACTERISTICS located to the west. TRANSPORT - services a Quadring. Consequently, the site in	of front of the site but it a. The development would be also the loss of ture or community facility ble to Quadring's existing tup area (defined settle - The site is grade 1 farm and facilities are less access considered unsuitable	extends out into open could create a significant violation, on place burdens on, one cies. g services and facilities is ment limit). nland. It could be impact	etural, built or heritage assets. There countryside and is poorly related to sual intrusion into the open existing infrastructure, such as open is located within or adjacent to sted by HGV movements to a site le than sites closer to the centre of		
Classification	Unde	evelopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Qua006	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the south of W	atergate, 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla Multiple owners, but th		cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	-	sonable prospect that it		e 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 14	
Suitability	Is the site suitable?	Yes		
	development around it INFRASTRUCTURE - it w space, green infrastruct LOCATION - It is accessing buil SITE CHARACTERISTICS TRANSPORT - services a opening onto Water Gasuitable to serve the sit splays. The site's opening but in any case, it would road. The opening is will consequently, the site is	and so redevelopment vill not lead to the loss of sure or community facility ble to Quadring's existing t-up area (defined settle - The site is farmland with and facilities are accessibate appears to be the onle and the opening is widing onto Main Road A152 dibe preferable not to inde enough to provide a passible sconsidered suitable	vould cause little harm to f, nor place burdens on, ries. g services and facilities a ment limit). th housing around it. ale on foot and bicycle all y viable vehicular means e enough to provide the does not appear to be a troduce un-necessary to	atural, built or heritage assets. It has to the character of the area. existing infrastructure, such as open and is located within or adjacent to and by public transport. The site's sof access to this site. The road is exequired junction radii and visibility wide enough for a vehicular access urning movements onto and off that
Classification	Deve	lopable (11-15)		
Flood risk 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 Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Qua007	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the north-wes	t 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 6 from planning
Availability	Is the site availabl	Yes		permissions:
Explanation	the site and H15-0999		2 affordable dwellings	4 affordable dwellings on part of on part of the site. There are no site.
Achievability	Is the site achieva	Yes		
Explanation	Planning permission is		reasonable prospect th	costs are likely to be very low. nat it will soon be developed
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	i:)	6	
Suitability	Is the site suitable	Yes Yes		
Explanation	ENVIRONMENTAL IMF development around i INFRASTRUCTURE - it space, green infrastruc LOCATION - It is acces. Quadring's existing bu SITE CHARACTERISTIC including 2 also consid TRANSPORT - services	PACTS - it is unlikely to have it and so development wou will not lead to the loss of, cture or community facilities sible to Quadring's existing ilt-up area (defined settlem S - The site is a grade 1 farn	e adverse impacts on na Id cause little harm to to nor place burdens on, e es. services and facilities a nent limit). nland and has planning	existing infrastructure, such as open and is located within or adjacent to permission for 6 frontage dwellings
Classification	Dev	elopable (06-10)		
Zo Zo	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for son 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

	Qua008	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the south-eas	t 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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		reasonable prospect that it		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	5:)	4	
Suitability	Is the site suitable	Yes Yes		
Explanation	ENVIRONMENTAL IMI development on each INFRASTRUCTURE - it space, green infrastru LOCATION - It is acces Quadring's existing bu SITE CHARACTERISTIC TRANSPORT - services	PACTS - it is unlikely to have side and so redevelopment will not lead to the loss of, cture or community facilitie	e adverse impacts on na t would cause little hari nor place burdens on, e es. services and facilities a nent limit). and.	seeks to be developed in Quadring. atural, built or heritage assets. It has me to the character of the area. existing infrastructure, such as open and is located within or adjacent to add by public transport.
Classification	Dev	elopable (06-10)		
Flood risk Zon- Zon- Zon- Zon-	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

Reference	Qua009	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the east of St N	largarets, Quadring		
Site area (Hectares) Availability	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:
Explanation		ng permission (H15-0321 uently raises issues as to		of 12 affordable dwellings. This has
Achievability	Is the site achievab	No No		
Explanation		ion has lapsed and no co	- '	costs are likely to be low. However, made the prospect it will soon 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	
Suitability	Is the site suitable?	Yes		
	development around it INFRASTRUCTURE - it w space, green infrastruct LOCATION - It is accessi Quadring's existing buil SITE CHARACTERISTICS	and so development wo fill not lead to the loss of cure or community facilit ble to Quadring's existing t-up area (defined settler - The site is grade 1 farm and facilities are accessib	uld cause little harm to to , nor place burdens on, e ies. g services and facilities a ment limit). Iland and has planning p	extural, built or heritage assets. It has the character of the area. Existing infrastructure, such as open and is located within or adjacent to ermission for 12 houses. In the public transport.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3: Zone 3:	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Qua010	Settlement:	Quadring	Phase two SHLAA sites
Address	Land off Main Road, Qu	adring		
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, 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 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		
Explanation	ENVIRONMENTAL IMPA extends a small develop that site is not consider protruding out into the INFRASTRUCTURE - it w space, green infrastruct LOCATION - It is accessi Quadring's existing build SITE CHARACTERISTICS private drive and so the TRANSPORT - services a	ACTS - it is unlikely to have ment of 3 plots further of ded suitable. Therefore, the countryside. Fill not lead to the loss of cure or community facility ble to Quadring's existing tup area (defined settleter is a large gardeter is only capacity for 2 properties.	ve adverse impacts on nate out into the countryside. This site would cause harm of the place burdens on, exites. g services and facilities arment limit).	
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3: Zone 3:		No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Qua011	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the south of To	wn 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	-	easonable prospect that i		costs are likely to be very low. If it assumed to begin in year 9, 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:		50 49	
Suitability	Is the site suitable	Yes		
	site wraps around the r potential harm to the s from Town Drove, but i INFRASTRUCTURE - it w space, green infrastruct LOCATION - It is access Quadring's existing buil SITE CHARACTERISTICS dwellings fronting the r TRANSPORT - services a is suitable to serve the enough to accommoda provided to link the site east of the opening app Whilst it may not neces	ear and to one side of 14 etting of 14 Town Drove fit is considered this could vill not lead to the loss of, ture or community facilitisible to Quadring's existing t-up area (defined settlen - The site is grade 1 farml coads. It also abuts the vill and facilities are accessibled evelopment of this site at the required junction reports to provide some roads arily be essential that the attract less local oppositions.	Town Drove, which is a from the development of the ameliorated by the conor place burdens on, expenses. I services and facilities and the imit. I and. A modern housing age hall which maybe a perior on foot and bicycle and the adjacent Qua00 addi and visibility splays. Etwork at Main Road. And dside parking for either is facility be retained, a	Grade II listed building. There is of this site and its potential access design of the layout and access. existing infrastructure, such as open and is located within or adjacent to development is close by as well as noise source. If dy public transport. Town Drove 4 site and the site's opening is wide. A footway would be required to be a unsurfaced, informal lay-by to the other the Pub or residential properties.
Flood risk Zone Zone Zone Zone Zone	1 2 3a	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	Qua012	Settlement:	Quadring	Phase two SHLAA sites
Address	Land off Main Road, C	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 availab	Yes Yes		permissions.
Explanation	Although there is no p Two owners, but they		ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation		reasonable prospect that it		costs are likely to be very 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	i:)	10	
Suitability	Is the site suitable	Yes		
	frontage development of the area. INFRASTRUCTURE - it space, green infrastru LOCATION - It is accest Quadring's existing but SITE CHARACTERISTIC TRANSPORT - services carriageway is suitable the site suggests front direct individual accest	will not lead to the loss of, cture or community facilities sible to Quadring's existing lilt-up area (defined settlem S - The site is grade 1 farmles and facilities are accessible to provide access to this stage plots (ribbon developm	nor place burdens on, east. services and facilities are then timit). and. e on foot and bicycle and ite and there is an existinent) would be the more	tural, built or heritage assets. It is dicause little harm to the character existing infrastructure, such as open and is located within or adjacent to diby public transport. The ng frontage footway. The shape of elikely form of development, with vay should have a turning space.
Classification	Dev	elopable (06-10)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for mo 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

Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-25:	Reference	Qua013	Settlement:	Quadring	Phase two SHLAA sites			
Availability Explanation Athough there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together. Achievability Explanation Sood 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 6-10: Delivered in yrs 1-5: Delivered in yrs 11-15: Delivered in yrs 12-15: Delivered in yrs 12-15: Delivered in yrs 12-15: Delivered in yrs 12-15: Suitability Is the site suitable? No The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Quadrin Environment and the site but it extends out into open countryside. In Factor of the values of the values of the site but it extends out into open countryside. INFRASTRUCTURE: it will not lead to the loss of, nor place burdens on, existing infrastructure, such as ope 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 graded 1 familiand. 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 No Depth Ont to 0.25m	Address	Land off Town Drove, Quadring						
Achievability Is the site achievable? 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? 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). Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-2-2: Delivered in yrs 1-2-2: Delivered in yrs 1-2-2: Delivered in yrs 1-1-2: Delivered in yrs 1-1-2: Delivered in yrs 1-1-5: 1s to milkely to have adverse impacts on natural, built or heritage assets. The ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. The is some development in front of part of the site built 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. INFARSTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as ope 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 CHARACTRISTICS - The site is graded i familiand. 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 Undevelopable No hazard One to 0.25m		at 30 dph:	at 25 dph:		from planning			
Two owners, but they are acting together.	Availability	is the site available	Yes					
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). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 1-1-5: Delivered in yrs 1-2-5: Delivered in yrs 12-25: Suitability Is 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. The is some development in front of part of the site but it extends out into open countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as ope space, green infrastructure or community facilities. IOCATION - 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 CHARACTEKISTICS - 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 No hazard Low hazard Om to 0.25m	Explanation	-						
Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-25:	Achievability	Is the site achieval	Yes Yes					
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability Is the site suitable? 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. The is some development in front of part of the site but it extends out into open countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place burdens on, existing infrastructure, such as ope 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 No hazard Low hazard On to 0.25m	Explanation	If it is allocated, there i	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).					
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. The 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 ope 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 Vone 1 Zone 1 Zone 2 No hazard No Depth Om to 0.25m	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20						
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. The 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 ope 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 No hazard No Depth Om to 0.25m	Suitability	Is the site suitable	No No					
Flood risk Zone 1 Zone 2 No hazard Low hazard Om to 0.25m	•	ENVIRONMENTAL IMPRIS Some development in related to the villages to open countryside. INFRASTRUCTURE - it was pace, green infrastructucture. LOCATION - It is accessed Quadring's existing build SITE CHARACTERISTICS located to the west. TRANSPORT - services and Quadring.	ACTS - it is unlikely to have front of part of the site puilt up area. The development of the loss of ture or community facilitible to Quadring's existing t-up area (defined settle - The site is grade 1 farmand facilities are less account of the site is grade 1 farmand facilities are less account of the site is grade 1 farmand facilities are less account of the site is grade 1 farmand facilities are less account of the site is grade 1 farmand facilities are less account of the site is grade 1 farmand facilities are less account of the site is grade 1 facilities	ve adverse impacts on na e but it extends out into pment would create a sig f, nor place burdens on, e ties. g services and facilities is ment limit). nland. It could be impac	tural, built or heritage assets. There open countryside and is poorly inificant visual intrusion into the existing infrastructure, such as open a located within or adjacent to ted by HGV movements to a site			
Low hazard Om to 0.25m	Classification	Unde	evelopable					
Zone 3a Zone3b Danger for some Danger for most Danger for all 1.0m to 2.0m >2.0m	Zone 2 Zone 3	2 3a	Low hazard Danger for s Danger for n	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m			

	Qua014	Settlement:	Quadring	Phase two SHLAA sites
Address	Land to the north-west	t 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 2 from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Planning permission (re	ef H15-0999-13) Granted f	or the construction of	2 dwellings.
Achievability	Is the site achieval	ble? Yes		
Explanation	Planning permission is		reasonable prospect	e costs are likely to be very low. that it will soon be developed
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:		2	
Suitability	Is the site suitable	? Yes		
Explanation	ENVIRONMENTAL IMP development around it INFRASTRUCTURE - it v space, green infrastruc LOCATION - It is access Quadring's existing bui SITE CHARACTERISTICS dwellings.	ACTS - it is unlikely to have than so development wou will not lead to the loss of, sture or community facilities sible to Quadring's existing lt-up area (defined settlem 5 - The site is a grade 1 farmand facilities are accessible and facilities are accessible to the site is a grade 1 farmand facilities are accessible to the site is a grade 1 farmand facilities are accessible to the site is a grade 1 facilities	adverse impacts on n ld cause little harm to nor place burdens on, es. services and facilities ent limit). nland and has planning	existing infrastructure, such as open and is located within or adjacent to g permission for 2 frontage
Classification		elopable (06-10)		
Flood risk Zone Zone	e 2 e 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	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:	Site capacity from planning permissions:			
Availability	Is the site available? Yes						
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achieval	Yes					
Explanation		easonable prospect that it	= -	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		12 2				
	Delivered in yrs 21-25:		_				
Suitability	Is the site suitable?	No					
	However, its developm would create 130m of r deliver) increase the vis site's western boundary this land would create parea's character. INFRASTRUCTURE - it w LOCATION - it is accessing buil SITE CHARACTERISTICS not previously development. TRANSPORT - it is unlikeless accessible on foot a access to facilities.	ent would have adverse in libbon development which wal impact and perceived of y is not defined by any phy pressure for further wester will not lead to the loss of, re ble to Quadring's existing of t-up area (defined settlem - the site has little intrinsiced and, and amenities man	apacts upon the charact would (in relation to to textent of the village's kesical feature and it is the complex properties and facilities, as the complex properties and facilities are the complex properties and, are to the centre of Quantum of the complex properties and, are to the centre of Quantum of the complex properties and properties are the complex properties and properties and properties are the complex properties are the c	_			
Classification	Unde	velopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	ga e e e e e e e e e e e e e e e e e e e	No hazard Low hazard Danger for son 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	Qua016	Settlement:	Quadring	Phase two SHLAA sites	
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	
Availability	Is the site available	Yes Yes		permissions:	
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	wn legal or ownership problems.	
Achievability	Is the site achievab	Yes			
Explanation	moderate. Nonetheless		s a reasonable prospect t	costs are also likely to be hat it would be developed	
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			
	development would har relationship to the exist which would appear, at INFRASTRUCTURE - it w LOCATION - it is accessi Quadring's existing buil SITE CHARACTERISTICS uses. However, it is bes TRANSPORT - services a possible that the site's of Unsuitable, due to confidence of the confi	ve adverse effects upon ting village, and would created will not lead to the loss of ble to Quadring's existing tup area (defined settle the site has little intrinated facilities are accessible development will not created with the Plan's locations.	the character & appearance to the existing built-up a form of the existing built-up and form of the existing and the cultural land, & is not present on foot and bicycle and eate or exacerbate traffic	xisting infrastructure. nd is located adjacent to ere are no nearby 'bad neighbour' eviously developed land. d by public transport, and it is	
Classification	Unde	velopable			
Flood risk 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 Om 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
Address	Land to the south of Sa	rah 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 Yes		реннізаюна.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	yes Yes		
Explanation		easonable prospect that i	- '	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:		3	
Suitability	Is the site suitable?	No		
Explanation	its development would is surrounded on three would be acceptable. INFRASTRUCTURE - it w LOCATION - it is accessi Quadring's existing buil SITE CHARACTERISTICS uses. However, it is best TRANSPORT - services a Authority comments the	ACTS - it is unlikely to have not have adverse impacts sides by exisitng residential will not lead to the loss of, the to Quadring's existing t-up area (defined settlen - the site has little intrinsist and most versatile agric and facilities are accessible at Sarah Gate is a single-t uch, the road is not suitab	e adverse impacts on na supon the character an al development, and th nor place burdens on, e services and facilities, a nent limit). c amenity value, and th ultural land, & is not pro- e on foot, & by bicycle a rack carriageway, of a lo	nere are no nearby 'bad neighbour' eviously developed land. and bus. However, the Highway ow constructional standard and
Classification	Unde	evelopable		
Flood risk Zone Zone Zone3	2 3a	No hazard Low hazard Danger for so Danger for me 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	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				
Availability	Is the site available	Yes Yes		permissions:				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.							
Achievability	Is the site achieval	Yes Yes						
Explanation	moderate. Nonetheles	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3					
Suitability	Is the site suitable?	No						
Explanation	ENVIRONMENTAL IMPA development would ha visually attractive area significantly to local am points by further well-t impact upon the area's INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area (c SITE CHARACTERISTICS However, it is not previ TRANSPORT - services a the site could be develor	ACTS - it is unlikely to have adverse impacts upon of parkland which containenities. Although the proreed parkland, its develowisual amenities. Will not lead to the loss of ble to Quadring's existing lefined settlement limit) there are no nearby 'baously developed land, are and facilities are accessible oped without causing or earse environmental impagers.	we adverse impacts on he the character and appears in a number of mature to posed development site pment would nonethele for a number of mature to posed development site pment would nonethele for a nor place burdens on, on a services and facilities, and the site has consideral the on foot, & by bicycle a exacerbating traffic probes.	the site is not agricultural land. ble amenity value. and bus, and it appears likely that				
Classification	Unde	evelopable						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m 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	Qua019	Settlement:	Quadring	Phase two SHLAA sites			
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			
Availability	Is the site available? Yes permissions:						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.						
Achievability	Is the site achieval	Yes Yes					
Explanation	moderate. Nonetheles	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 9				
Suitability	Is the site suitable	No No					
Explanation	ENVIRONMENTAL IMPRITS development would boundaries are not defform is poor. INFRASTRUCTURE - it was LOCATION - it is accessing underly sexisting build SITE CHARACTERISTICS value. However, it is not agricultural land. TRANSPORT - services at the site could be developed.	ACTS - it is unlikely to have have adverse impacts upoined by strong physical feavill not lead to the loss of, ible to Quadring's existing t-up area (defined settlem - there are no nearby 'bacot previously developed land facilities are accessible	e adverse impacts on non the character and a stures, and its relations nor place burdens on, services and facilities, ment limit). If neighbour' uses, and and, and is predominante on foot, & by bicycle exacerbating traffic pro	n seeks to be developed in Quadring. latural or heritage assets. However, ppearance of the area - its ship to the village's exisitng built existing infrastructure. and is located adjacent to the site has no particlular amenity tly best and most verstaile and bus, and it appears likely that blems (JON'S OPINION SOUGHT).			
Classification	Unde	evelopable					
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for mo 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			