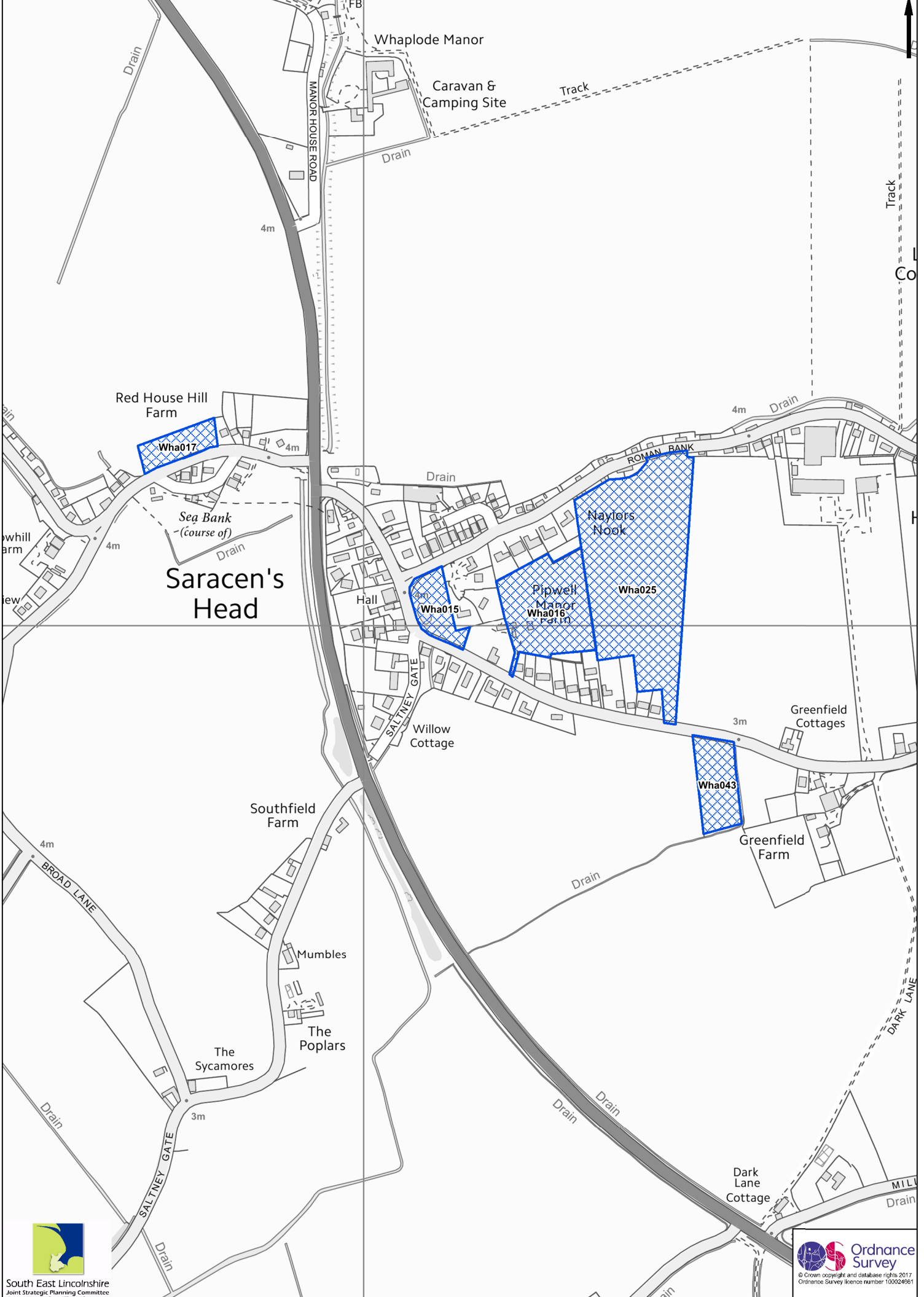


South East Lincolnshire Strategic Housing Land Availability Assessment - Saracens Head (April 2017)



Reference **Wha015** **Settlement:** Saracens Head **Phase two SHLAA sites**

Address Land to the north and east of Washway Road, Saracens Head

Site area (Hectares) 0.48 **Site capacity at 30 dph:** 14 **Site capacity at 25 dph:** 12 **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.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

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

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Saracen's Head, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - the site is visually attractive, but could be developed to retain its current contribution to the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracen's Head's existing services and facilities, & is located within its existing built-up area.
SITE CHARACTERISTICS - it is not agricultural land, and there are no nearby 'bad neighbour' uses'. However, the site has considerable intrinsic amenity value, and is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, & services and facilities are accessible on foot and bicycle and by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Wha016** **Settlement:** Saracens Head **Phase two SHLAA sites**

Address Land to the north of Washway Road, Saracens Head

Site area (Hectares) 1.51 **Site capacity at 30 dph:** 45 **Site capacity at 25 dph:** 38 **Site capacity at 20 dph:** 30 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

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

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Saracen's Head, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - there are few public views into the site.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracen's Head's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses'. However, it is grade 1 agricultural land, and is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, & services and facilities are accessible on foot and bicycle and by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 **Wha017** **Settlement:** Saracens Head **Phase two SHLAA sites**

Address Land to the north of Pipwell Gate, Saracens Head

Site area (Hectares) 0.41 **Site capacity at 30 dph:** 12 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

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

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

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

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

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

Explanation The site would create an extension to Saracen's Head, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - its development would intensify an existing, relatively scattered group of dwellings, to the detriment of the area's countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracen's Head's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses'. However, it is grade 1 agricultural land, and is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, & services and facilities are accessible on foot and bicycle and by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, and 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 **Wha025** **Settlement:** Saracens Head **Phase two SHLAA sites**

Address Land to the north of Washway Road, Saracens Head

Site area (Hectares) 3.96 **Site capacity at 30 dph:** 119 **Site capacity at 25 dph:** 99 **Site capacity at 20 dph:** 79 **Site capacity from planning permissions:**

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

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

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

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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: 29
Delivered in yrs 16-20
Delivered in yrs 21-25:

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

Explanation
The site would create an extension to Saracen's Head, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is poorly related to and out-of-scale with the existing village.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracen's Head's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses'. However, it is grade 1 agricultural land, and is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, & services and facilities are accessible on foot and bicycle and by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, and 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 **Wha043** **Settlement:** Saracens Head **Phase two SHLAA sites**

Address Land to the south of Washway Road, Saracen's Head

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?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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?**

Explanation
The site would create an extension to Saracen's Head, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to the existing village, and would create an incongruous group of dwellings in the countryside, to the detriment of the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Saracen's Head's existing services and facilities, it is not located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses'. However, it is best and most versatile agricultural land, & is not previously developed.
TRANSPORT - it is unlikely to create or exacerbate traffic problems, & services and facilities are accessible on foot and bicycle and by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m