

Reference Fre009 Settlement: Scrane End Phase two SHLAA sites

Address Land at Scrane End, Freiston

Site area (Hectares) 1.24 Site capacity at 30 dph: 37 Site capacity at 25 dph: 31 Site capacity at 20 dph: 25 Site capacity from planning permissions:

Availability Is the site available? Yes

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

Achievability Is the site achievable? Yes

Explanation Moderate achievability. Values are moderate, but 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: 1
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Scrane End, which the emerging Local Plan does not include within the settlement hierarchy, and where it does not seek the identification of 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 out-of-scale with Scrane End, and would intensify the visual impacts of the existing scattered group of dwellings in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services & facilities, & is not located within or adjacent to an existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, but services & facilities are unlikely to be accessible on foot & by bicycle, & by public transport.

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

Classification Undevelopable

Flood risk

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