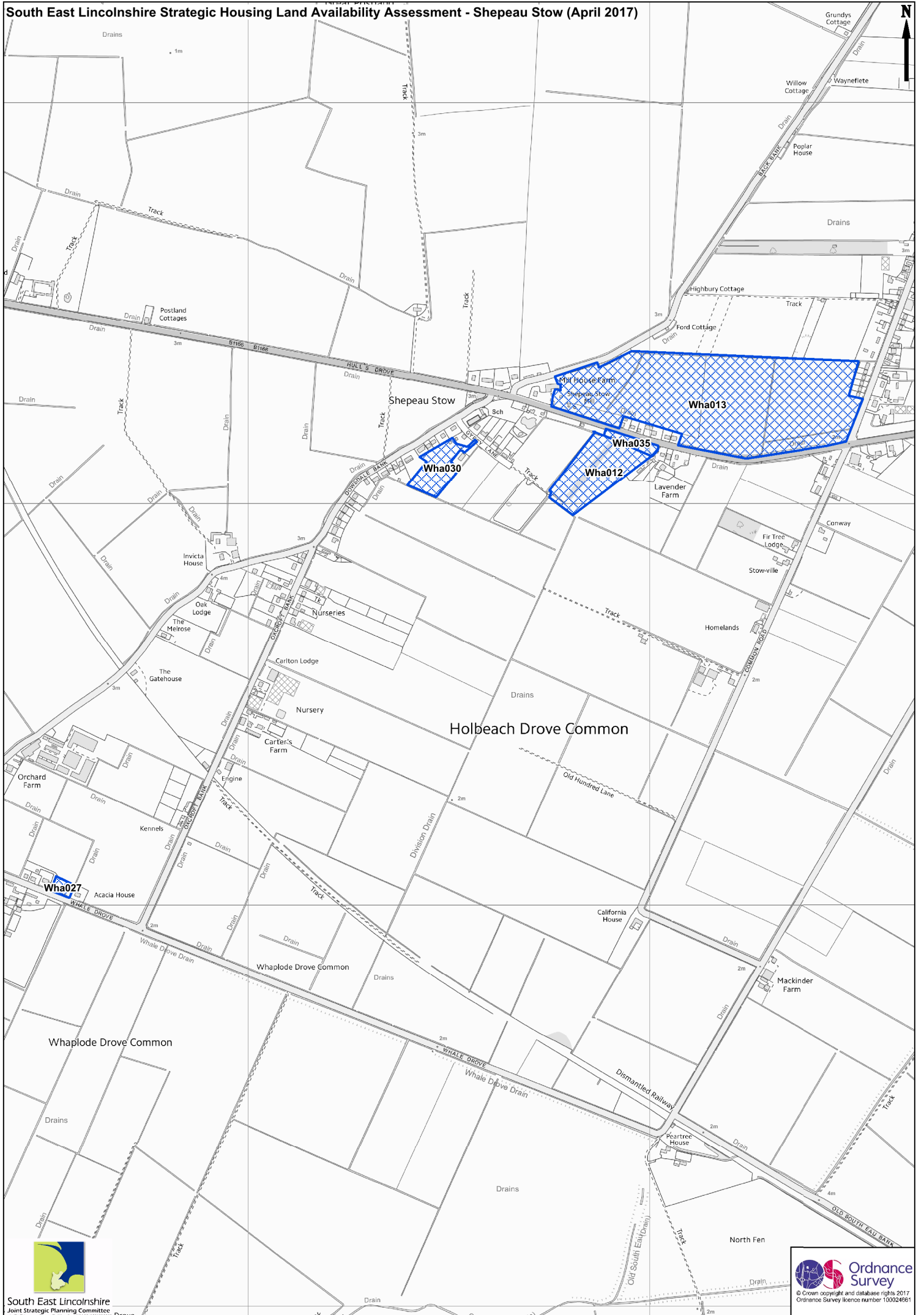


South East Lincolnshire Strategic Housing Land Availability Assessment - Shepeau Stow (April 2017)



Reference **Wha012** **Settlement:** Shepeau Stow **Phase two SHLAA sites**

Address Land to the south of Drove Road, Shepeau Stow

Site area (Hectares) 2.77 **Site capacity at 30 dph:** 83 **Site capacity at 25 dph:** 69 **Site capacity at 20 dph:** 55 **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 moderate. 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: 5
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Shepeau Stow, 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 - the site relates poorly to, & is 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 Shepeau Stow'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
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Wha013** **Settlement:** Shepeau Stow **Phase two SHLAA sites**

Address Land to the north of Drove Road, Shepeau Stow

Site area (Hectares) 14.82 **Site capacity at 30 dph:** 445 **Site capacity at 25 dph:** 370 **Site capacity at 20 dph:** 296 **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 Poor achievability. Values are relatively high, but opening-up infrastructure costs are also likely to be high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (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:	50
Delivered in yrs 11-15:	246
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** No

Explanation

The site would create an extension to Shepeau Stow, 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 - the site would dominate the existing settlement, and harm the area's countryside character, and would lead to the coalescence of Shepeau Stow with Whaplode Drove, undermining the separate identities of the two settlements.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Shepeau Stow'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
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Wha027** **Settlement:** Shepeau Stow **Phase two SHLAA sites**

Address Land to the north of Whale Drove, Whaplode

Site area (Hectares) 0.18 **Site capacity at 30 dph:** 5 **Site capacity at 25 dph:** 4 **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 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: 4 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 Shepeau Stow, 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 - the site is isolated from any existing village and its development would be unrelated to any existing settlement. Development would intensify an existing small 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 - it is not accessible to Shepeau Stow's existing services and facilities, & is not located within or adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses'. However, it is grade 2 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, adverse environmental impacts, and poor location.

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 **Wha030** **Settlement:** Shepeau Stow **Phase two SHLAA sites**

Address Land off Gypsy Lane, Shepeau Stow

Site area (Hectares) 1.06 **Site capacity at 30 dph:** 32 **Site capacity at 25 dph:** 26 **Site capacity at 20 dph:** 21 **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 8, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 21
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 Shepeau Stow, 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 - it is visually enclosed, and its development would have little impact upon 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 Shepeau Stow'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 - services and facilities are accessible on foot and bicycle and by public transport, but it may create traffic problems, as the identification of an acceptable vehicular access may be problematic

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

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
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Reference Wha035 **Settlement:** Shepeau Stow **Phase two SHLAA sites**

Address Land to the south of Drove Road, Shepeau Stow

Site area (Hectares) 0.32 **Site capacity at 30 dph:** 10 **Site capacity at 25 dph:** 8 **Site capacity at 20 dph:** 6 **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: 6
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 Shepeau Stow, 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 - there is currently little development on the southern side of Drove Road, and consequently the area has a semi-rural character which would be undermined by the development of 140 metres of ribbon development on this site.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Shepeau Stow'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	