

Reference	Wha012	Settlement:	Shepeau Stow	Phase two SHLAA sites			
Address	Land to the south of Drove Road, Sheppeau 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 Yes		permissions			
Explanation	Although there is no pla	anning permission or alloca	ation, there are no knowr	n legal or ownership problems.			
Achievability	Is the site achieval	Yes Yes					
Explanation		s a reasonable prospect th		re costs are likely to be moderate. (assumed to begin in year 9, and			
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 5				
Suitability	Is the site suitable	No					
Explanation	identification of no nev ENVIRONMENTAL IMPA development would ha poorly to, & is out-of-so INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses'. However, it is gra TRANSPORT - it will not foot and bicycle and by	ACTS - although it will not I ve adverse impacts upon to cale with, the existing villaguill not lead to the loss of, rible to Shepeau Stow's existence of the site has little intrinsicated agricultural land, and to create or exacerbate traffic public transport.	nave adverse impacts on he character and appeara ge. nor place undue burdens sting services and facilities amenity value, & there a l is not previously develop fic problems, & services a	natural or heritage assets, its ance of the area - the site relates on, existing infrastructure. s, & is located adjacent to its are no nearby 'bad neighbour'			
Classification Flood risk Zone 2 Zone 3 Zone 3	1 2 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 >2.0m			

Reference	Wha013	Sett	lement:	Sł	nepeau Stow	ı	Phase two SHLA	A sites \square
Address	Land to the north of Dr	ove Road, S	heppeau Sto	w				
Site area (Hectares)	14.82 Site capacity at 30 dph:		e capacity 25 dph:	370	Site capacity at 20 dph:		Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	anning perm	ission or allo	cation, t	here are no kno	wn legal o	or ownership pro	blems.
Achievability	Is the site achievab	ole?	Yes					
Explanation	Poor achievability. Value Nonetheless, if it is allo in year 10, and be comp	cated, there	is a reasona					-
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:			50 246				
Suitability	Is the site suitable?	?	No					
	ENVIRONMENTAL IMPA development would ha dominate the existing s coalescence of Shepeau settlements. INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses'. However, it is gra TRANSPORT - it will not foot and bicycle and by Unsuitable, due to conf	ve adverse i ettlement, a i Stow with fill not lead to ble to Shepe - the site had de 1 agricul create or e public trans	mpacts upon and harm the Whaplode D to the loss of eau Stow's extract land, and exacerbate transport.	the cha e area's c rove, und , nor pla- xisting se sic amen nd is not affic prob	racter and appe ountryside char: dermining the se ce undue burder rvices and facilit ity value, & ther previously deve plems, & service:	arance of acter, and eparate id as on, existies, & is lue are no reloped lans and facil	the area - the sit I would lead to the entities of the two sting infrastructuro ocated adjacent nearby 'bad neight' d. lities are accessit	te would ne vo re. to its nbour'
Classification	Unde	velopab	le					
Flood risk Zone Zone Zone	2 2 3a		No hazard Low hazard Danger for so Danger for m Danger for a	nost		0m 0.25 0.50	Depth to 0.25m 5m to 0.50m Om to 1.0m m to 2.0m	

Reference	Wha027	Settlement:	Shepeau Stow	Phase two SHLAA sites
Address	Land to the north of Wh	hale 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no knowr	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		s a reasonable prospect th		re costs are likely to be very low. (assumed to begin in year 7, and
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:		4	
Suitability	Is the site suitable?	No		
	development would have isolated from any existic Development would into the area's character. INFRASTRUCTURE - it we LOCATION - it is not according adjacent to the village's SITE CHARACTERISTICS uses'. However, it is grated that it is not foot and bicycle and by	ACTS - although it will not live adverse impacts upon to a village and its developmensify an existing small graph ill not lead to the loss of, a cessible to Shepeau Stow's existing built-up area. - the site has little intrinsicate 2 agricultural land, and a create or exacerbate traff public transport.	the character and appears ment would be unrelated oup of dwellings in the conor place undue burdens existing services and facinal amenity value, & there are it is not previously develops fic problems, & services and facinations are services are services and facinations are services are services and facinations are services and facinations are services and facinations are services and facinations are services are services and facinations are services are services are services and facinations are services are services and facinations are services are services.	natural or heritage assets, its ance of the area - the site is to any existing settlement. untryside, to the detriment of on, existing infrastructure. lities, & is not located within or are no nearby 'bad neighbour' ped land. In a facilities are accessible on enverse environmental impacts,
Classification	Unde	evelopable		
Z. Z.	one 1 one 2 one 3a one3b	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 >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		perimissions.			
Explanation	Although there is no pla	anning permission or alloca	ition, there are no known	legal or ownership problems.			
Achievability	Is the site achievab	Yes					
Explanation	-	sonable prospect that it w		re costs are likely to be low. If it is ned 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:		21				
Suitability	Is the site suitable?	No					
	development would no enclosed, and its develor INFRASTRUCTURE - it was LOCATION - it is accession existing built-up area. SITE CHARACTERISTICS uses'. However, it is grata TRANSPORT - services acreate traffic problems,	ACTS - it will not have adve t have adverse impacts upo pment would have little in vill not lead to the loss of, n ible to Shepeau Stow's exis - the site has little intrinsicated 1 agricultural land, and	on the character and appenpact upon the area's character place undue burdens of ting services and facilities amenity value, & there a is not previously develop on foot and bicycle and bacceptable vehicular acc	earance of the area - it is visually aracter. on, existing infrastructure. s, & is located adjacent to its are no nearby 'bad neighbour' bed land. by public transport, but it may ess may be problematic			
Classification	Unde	evelopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Wha035	Settlement:	Shepeau Stow	Phase two SHLAA sites
Address	Land to the south of Dro	ove Road, Shepeau Stow		
Site area (Hectares)	0.32 Site capacity at 30 dph:	Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	ation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	-	a reasonable prospect t		e costs are likely to be very low. assumed to begin in year 7, and
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:		6	
Suitability	Is the site suitable?	No		
	development would have currently little development rural character which we this site. INFRASTRUCTURE - it with LOCATION - it is accessified existing built-up area. SITE CHARACTERISTICS - uses'. However, it is grant TRANSPORT - it will not foot and bicycle and by	CTS - although it will not ve adverse impacts upon nent on the southern sid ould be undermined by t ill not lead to the loss of, ble to Shepeau Stow's ex - the site has little intrins de 1 agricultural land, an create or exacerbate tra public transport.	the character and appeara e of Drove Road, and conse he development of 140 me nor place undue burdens of sting services and facilities c amenity value, & there a d is not previously develop ffic problems, & services ar	equently the area has a semitres of ribbon development on on, existing infrastructure. g, & is located adjacent to its re no nearby 'bad neighbour'
Classification	Unde	velopable		
Flood risk Zone : Zone : Zone : Zone :	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m