

Reference	Cas001	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of the	e A16, Spalding		
Site area (Hectares)	67.39 Site capacity at 30 dph:	2022 Site capacity at 25 dph:	1685 Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation		anning permission or allo at the site will not be ava		vn legal or ownership problems.
Achievability	Is the site achievab	No No		
Explanation	number of houses envis be used for non-resider	saged is unknown, but it i	s intended that the majo the number of dwellings	re faciities and housing. The rity of the site's 66 hectares would and the form of development development.
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:			
Suitability	Is the site suitable?	No		
Explanation	Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not ver Spalding by the A16, whis similarly not located ad intervening A16; SITE CHARACTERISTICS facilities and housing. The site's 66 hectares with form of developmed development. TRANSPORT - Services a cycle way network in Consequently the site is	ACTS - It will not have advill not lead to the loss of unity facilities. The street of the loss of accessible to Spalding's existing the street of the stree	erse impacts on natural, existing infrastructure, so existing services and face estrian or cycle friendly cong built-up area (defined ted for development as a risaged is unknown, but in dential purposes. So iven to it is impossible to assess essible by foot or bicycle coustrial Area) or by public	cilities because it is separated from rossing point in this location. It is a settlement limit) because of the marina, associated leisure t is intended that the majority of that the number of dwellings and the site's suitability for
Classification		velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Mon001	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of Bo	urne Road, Pode Hole		
Site area (Hectares)	1.49 Site capacity at 30 dph:	45 Site capacity at 25 dph:	37 Site capacity at 20 dph:	30 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		,
Explanation	Although there is no pla	anning permission or alloo	cation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	including school improved be developed although	ements. Nonetheless, if i	t is allocated, there is a r delayed by the need to i	ture costs are likely to be high, reasonable prospect that it would mprove the foul sewerage
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		16	
	Delivered in yrs 11-15:		29	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS adjacent uses. SHDC En requiring further invest TRANSPORT - Services a discourage their use. Th existing commercial site Bourne Road is large er Spalding Western Relie between Bourne Road, development can provi	ACTS - It will not have adv Romano British landscap will not lead to the loss of unity facilities. esssible to Spalding's exist- -up area (defined settlem - The site is an industrial vironmental Health ident igation. and facilities are not acce- nere are bus stops on the efor residential use shoul ough for a safe and suital f Road will require strates Monkshouse Lane and the de improved footpath, cy	erse impacts on natural, e, further information mexisting infrastructure, sting services and facilitie ent limit); site which is likely to causify that the site is on a list sible by foot and bicycles A151 near the Highways doe acceptable in highwole junction to be formed it allocations of land and e Vernatts Drain is such cle and public transport	
Classification		lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Mon002	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south o	of Horseshoe Lane, Spalding		
ite area (Hectares)	0.33 Site capaci at 30 dph:		8 Site capacity at 20 dph:	7 Site capacity from planning
vailability	Is the site availa	Yes		permissions:
xplanation	Although there is no	o planning permission or allo	cation, there are no kno	own legal or ownership problems.
chievability	Is the site achie	evable? Yes		
xplanation	school improvemen developed although	nts. Nonetheless, if it is alloca	ed, there is a reasonab ayed by the need to im	costs are likely to be low, including le prospect that it would be prove the foul sewerage network
ssumed delivery ra	Delivered in yrs 1-5 Delivered in yrs 6-1 Delivered in yrs 11- Delivered in yrs 16- Delivered in yrs 21-	10: -15: -20	9	
uitability	Is the site suital	ble? Yes		
	INFRASTRUCTURE - infrastructure or co LOCATION - It is not Spalding's existing to SITE CHARACTERIST agricultural land. The existing highway ne Western Relief Road Road and the reside provide improved for determining the line Drain.	t accessible to Spalding's exist built-up area (defined settlem FICS - The site appears to be p RANSPORT - Services and facil etwork. There are no bus stop d will require strategic allocate ential planning permission to ootpath, cycle and public trar	existing infrastructure, ing services and faciliticent limit); artially disused and is a ities are not accessible son Horseshoe Road. Thions of land and the sethe south is such an are asport links. This site wiestern Relief Road, bet	es and is not located adjacent to adjacent residential property and by foot and bicycles share the ne development of the Spalding ction of land between Horseshoe ea. A large scale development can
lassification	De	evelopable (11-15)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Mon003	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of H	orseshoe Road, Spalding		
Site area (Hectares)	35.3 Site capacity at 30 dph:	Site capacity at 25 dph:	882 Site capacity at 20 dph:	706 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	Nonetheless, if it is all			cture costs are likely to be high. Id be developed (assumed to begin
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		400 500 159	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - It infrastructure or communication - It is not an Spalding's existing buil SITE CHARACTERISTIC development would compare the specific of the	nunity facilities. ccessible to Spalding's exis It-up area (defined settlen S - The site is Grade 2 agri reate a large incongruous,	existing infrastructure, string services and facilition nent limit); cultural land and is isolated group of dwelliessible by foot and bicyconad.	l, built or heritage assets. such as open space, green es and is not located adjacent to ted from any existing settlement. Its ngs in the open countryside. eles share the existing highway
Classification	Und	evelopable		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m		No Depth Om to 0.25m 0.25m to 0.50m

Reference	Mon004	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of Bo	urne Road, Pode Hole		
Site area (Hectares)	2.01 Site capacity at 30 dph:	60 Site capacity at 25 dph:	50 Site capacity at 20 dph:	from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	-	anning permission or alloo ey are working together.	ation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, including school in would be developed alt	nprovements. Nonetheles	s, if it is allocated, there ay be delayed by the ne	ture costs are likely to be relatively is a reasonable prospect that it eed to improve the foul sewerage
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 10	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS the County Council High contaminated sites requ TRANSPORT - Services a discourage their use. Th two existing access poin adoptable roads but the development of the Spa triangular section of lar A large scale development	ACTS - It will not have adv. Romano British landscap will not lead to the loss of cunity facilities. Ressible to Spalding's existing area (defined settlem - The site is agricultural lanways depot which SHDC uiring further investigation and facilities are not accessive are bus stops on the lots onto Bourne Road. Bother principle of developing the lading Western Relief Roa	erse impacts on natural, e, further information mexisting infrastructure, sing services and facilitie ent limit); nd to the rear of dwelling Environmental Health ich. Sible by foot and bicycles A151 near the Highways thare wide enough for othis land by private drived will require strategic a Monkshouse Lane and the footpath, cycle and public for the property of the strategic and footpath, cycle and public for the strategic and public for the strategic and public footpath, cycle and public for the strategic and public for the strategic and public footpath, cycle and public for the strategic and strategi	built or heritage assets. The site is hay be required dependant on uch as open space, green and is not located adjacent to hags fronting the A151. It is beside dentify that on a list of potentially es share the A151, which may a Depot. This site appears to have only private drives rather than as would be acceptable. The llocations of land and the the Vernatts Drain is such an area. Olic transport links.
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 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	Mon005	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Hor	seshoe Road, Spalding		
Site area (Hectares)	2.93 Site capacity at 30 dph:	88 Site capacity at 25 dph:	73 Site capacity at 20 dph:	59 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plar	nning permission or all	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation	moderate. If it is allocate	d, there is a reasonabl delayed by the need to	e prospect that it would be improve the water and f	ture costs are also likely to be be developed although foul sewerage network (assumed
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 63	
Suitability	Is the site suitable?	Yes		
	a significant Iron Age Ror the character and appear urban, and its relationshit to its east remains under INFRASTRUCTURE - it with LOCATION - it is accessible existing built-up area (de SITE CHARACTERISTICS - However, it is best and maccessible by bicycle, on	mano British landscape rance of the area will b p to the town's built-u reloped). Il not lead to the loss of le to Spalding's existing fined settlement limit) The site has little amen nost versatile agricultu y to create or exacerba foot or by public trans	& further information me acceptable - neighbour p area is largely good (alt of, nor place undue burders services and facilities and ity value & there are no ral land & is not previouslate traffic problems, and sport.	or heritage assets (although it is in ay be required). Its impacts upon ing land uses are predominantly hough an area of agricultural land ins on, existing infrastructure. It is located adjacent to Spalding's mearby 'bad neighbour' uses. By-developed. Services & facilities are potentially the site is considered suitable.
Classification Flood risk Zon Zon Zon	e 1 e 2 e 3a	No hazard Low hazard Danger for s 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	Mon006	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north and s	outh of Horseshoe Roac	I, Spalding	
Site area (Hectares)	83.53 Site capacity at 30 dph:	2506 Site capacity at 25 dph:	2088 Site capacity at 20 dph:	#### Site capacity from planning permissions:
Availability	Is the site available	No No		permissions.
Explanation	The owners are not ide	ntified for some of the la	and and their intentions f	for the land are unknown.
Achievability	Is the site achieval	Yes Yes		
Explanation		s a reasonable prospect		es are likely to be high. Nonetheless, ed (assumed to begin in year 12,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:			
	Delivered in yrs 11-15: Delivered in yrs 16-20		400 500	
	Delivered in yrs 21-25:		500	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS SHDC Environmental Hefurther investigation. TRANSPORT - Services anetwork. There are no Road will require strate residential planning per improved footpath, cyc	will not lead to the loss of unity facilities. The sessible to Spalding's exictly area (defined settler). The site is grade 1 and ealth identify that the site is are not accous stops on Horseshoe gic allocations of land are	f existing infrastructure, string services and facilities ment limit); 2 agricultural land that atte is on a list of potentiall essible by foot and bicyc Road. The development on the section of land be such an area. A large scalinks.	l, built or heritage assets. such as open space, green es and is not located adjacent to adjoins residential development. ly contaminated sites requiring eles share the existing highway of the Spalding Western Relief tween Bourne Road and the e development can provide
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s 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	Mon007	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Ho	rseshoe Road, Spalding		
Site area (Hectares)	6.94 Site capacity at 30 dph:	208 Site capacity at 25 dph:	174 Site capacity at 20 dph:	139 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ere is a reasonable prosp		re costs are likely to be relatively oped (assumed to begin in year 9,
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:		50 125 33	
Suitability	Is the site suitable?	Yes		
	in a significant Iron Age development. INFRASTRUCTURE - It wi infrastructure or commu LOCATION - It is not accessful specifically sensiting built-SITE CHARACTERISTICS - agricultural land. SHDC I sites requiring further in TRANSPORT - Services a network. There are no b Road will require strategresidential planning per improved footpath, cycl	Romano British landscaped and the loss of unity facilities. essible to Spalding's exisup area (defined settlent of the site appears to be environmental Health id vestigation. Ind facilities are not access to stops on Horseshoe Regic allocations of land and mission to the south is see and public transport lialding Western Relief Romanity facilities.	pe, further information manager, further information manager existing infrastructure, such sting services and facilities ment limit); disused and is near resider lentify that the site is on a lessible by foot and bicycles Road. The development of the section of land betwork an area. A large scale of this interest will be considered, between Holland Park	and is not located adjacent to ntial property and adjacent list of potentially contaminated as share the existing highway the Spalding Western Relief treen Horseshoe Road and the development can provide dered as part of determining the
Classification	Devel	opable (16-20)		
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	Mon008	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of	Bourne Road, Spalding		
Site area (Hectares)	14.47 Site capacity at 30 dph:	434 Site capacity at 25 dph:	362 Site capacity at 20 dph:	289 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no	planning permission or alloca	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achiev	able? Yes		
Explanation	including school impi be developed althou	rovements. Nonetheless, if it gh commencement may be d	is allocated, there is a elayed by the need to	cture costs are likely to be high, reasonable prospect that it would improve the water and foul be completed before year 25.
Assumed delivery rate	Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2	5: 0	250 184	
Suitability	Delivered in yrs 21-2 Is the site suitable			
	a significant Iron Age development). Its im relationship to the to INFRASTRUCTURE - i LOCATION - it is acce existing built-up area SITE CHARACTERISTIC However, it is best ar TRANSPORT - it is un accessible by bicycle,	Romano British landscape & pacts upon the character and own's existing built-up area & it will not lead to the loss of, it ssible to Spalding's existing set (defined settlement limit); CS - The site has little amenity and most versatile agricultural likely to create or exacerbate on foot or by public transport	further information ratio programme for the argument of the argument of the majority of its both or place undue burdervices and facilities and y value & there are not land & is not previous traffic problems, and rt.	ens on, existing infrastructure. nd is located adjacent to Spalding's nearby 'bad neighbour' uses.
Classification	Dev	velopable (16-20)		
Flood risk	Zone 1 Zone 2	No hazard Low hazard		No Depth

Reference	Mon009	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Hor	seshoe Road and west	of South Drove, Spalding	
Site area (Hectares)	25.46 Site capacity at 30 dph:	764 Site capacity at 25 dph:	636 Site capacity at 20 dph:	509 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plar	nning permission or allo	ocation, there are no know	rn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation		ated, there is a reasona		ure costs are likely to be high. I be developed (assumed to begin
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 250	
	Delivered in yrs 16-20		250	
	Delivered in yrs 21-25:		214	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - It will infrastructure or commu LOCATION - It is not access spalding's existing built-us SITE CHARACTERISTICS - development would creat Environmental Health ide investigation. TRANSPORT - Services are network. There are no builtimestication of the site is consequently the site is consequently the site is consequently.	I not lead to the loss of nity facilities. In the sible to Spalding's exists and a constitute a large incongruous, entify that the site is or and facilities are not access stops on Horseshoe considered an unsuitable.	nent limit); cultural land and is isolate , isolated group of dwellin n a list of potentially conta essible by foot and bicycle Road.	
Classification	Undev	velopable		
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	Mon010	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Ho	orseshoe Road, Spalding		
Site area (Hectares)	9.98 Site capacity at 30 dph:	299 Site capacity at 25 dph:	250 Site capacity at 20 dph:	200 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		cated, there is a reasona		cture costs are likely to be high. Id be developed (assumed to begin
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:		50 249	
Suitability	Is the site suitable	? Yes		
	in a significant Iron Age development. INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is not ac Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services network. There are no Road will require strate residential planning pe improved footpath, cycline of the proposed Sp	e Romano British landsca will not lead to the loss of nunity facilities. cessible to Spalding's exist- t-up area (defined settler - The site is grade 1 and and facilities are not acces bus stops on Horseshoe I egic allocations of land ar rmission to the south is settle and public transport li	pe, further information of existing infrastructure, sting services and facilition nent limit); 2 agricultural land that a essible by foot and bicycon of land be uch an area. A large scalinks. This site will be contact, between Holland Pages.	I, built or heritage assets. The site is may be required dependant on such as open space, green es and is not located adjacent to adjoins residential development. cles share the existing highway of the Spalding Western Relief tween Horseshoe Road and the e development can provide sidered as part of determining the rk and the Vernatts Drain.
Classification	Deve	lopable (11-15)		
Zone Zone Zone Zone Zone Zone Zone Zone	2 3a	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	Mon011	Settlement:	Spalding	Phase two SHLAA site	s \square
Address	Land to the south of H	Horseshoe Road, Spalding			
Site area (Hectares)	2 Site capacity at 30 dph:	60 Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning	
Availability	Is the site availab	Yes		permissions:	
Explanation	Although there is no p	olanning permission or allo	cation, there are no kno	wn legal or ownership problem	ıs.
Achievability	Is the site achieva	able? Yes			
Explanation	Nonetheless, if it is all			ture costs are likely to be high. Id be developed (assumed to be	egin
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:)	50 10		
Suitability	Is the site suitable	Yes			
	in a significant Iron Ag development. INFRASTRUCTURE - It infrastructure or comit LOCATION - It is not a Spalding's existing buit SITE CHARACTERISTIC TRANSPORT - Services network. There are not Road will require strat residential planning primproved footpath, cyline of the proposed S	will not lead to the loss of munity facilities. ccessible to Spalding's exisult-up area (defined settlem's - The site is Grade 1 agrics and facilities are not acceb us stops on Horseshoe Regic allocations of land an ermission to the south is su	e, further information rexisting infrastructure, sing services and facilitie ent limit); ultural land that adjoins sible by foot and bicycoad. The development of the section of land be ich an area. A large scalaks. This site will be contact, between Holland Panage and the section of land be ich an area.	es and is not located adjacent to s residential development. cles share the existing highway of the Spalding Western Relief tween Horseshoe Road and the e development can provide sidered as part of determining t	o
Classification	Dev	elopable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Mon012	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Ho	orseshoe Road		
Site area (Hectares)	5.7 Site capacity at 30 dph:	171 Site capacity at 25 dph:	Site capacity at 20 dph:	114 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		cated, there is a reasona		ure costs are likely to be high. I be developed (assumed to begin
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20		121	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with	the 5 510 dwellings which	ch the emerging Local Plan	n seeks to be developed in
	infrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services a network. There are no I Road will require strate residential planning per improved footpath, cycline of the proposed Sp	unity facilities. cessible to Spalding's exis -up area (defined settlen - The site is Grade 1 and and facilities are not acce ous stops on Horseshoe I gic allocations of land ar mission to the south is s le and public transport li	nent limit); 2 agricultural land that accessible by foot and bicycle Road. The development of all the section of land between an area. A large scale nks. This site will be consided, between Holland Park	djoins residential development. es share the existing highway the Spalding Western Relief ween Horseshoe Road and the development can provide idered as part of determining the
Classification	Deve	lopable (11-15)		
Flood risk Zone	1	No hazard		No Depth
Zone 2		Low hazard	nme -	0m to 0.25m
Zone 3		Danger for so Danger for m		0.25m to 0.50m
Zone3	50	Danger for al		0.50m to 1.0m 1.0m to 2.0m >2.0m
1		ı		1

Reference	Mon013	Settlement:	Spalding	Phase two SHLAA sites
Address	Land between Bourne F	Road, Horseshoe Road a	nd East Road	
Site area (Hectares)	77.71 Site capacity at 30 dph:	2331 Site capacity at 25 dph:	1943 Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	anning permission or all	ocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		cated, there is a reason		ure costs are likely to be high. d be developed (assumed to begin
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:		400 500 500	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It m infrastructure or comm development of the site LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS is near existing resident potentially contaminate TRANSPORT - Services a Road, which may discord development of the Spa an area. A large scale de	ACTS - It will not have ac Romano British landsca nay lead to the loss of ex unity facilities because would be able to accor- ble to Spalding's existin lefined settlement limit - The site is grade 1 agr cial development. SHDC ed sites requiring furthe and facilities are not accurage their use. There a ladding Western Relief Ro evelopment can provide as part of determining the	dverse impacts on natural, ape, further information makisting infrastructure, such the site includes allotments memodate allotments. g services and facilities and it is included in the services and facilities and it is included in the services and between Hore investigation. The sessible by foot and bicycle is bus stops on the A151 and will require strategic at it improved footpath, cycle the line of the proposed Sp.	d is located adjacent to Spalding's rseshoe Road and Bourne Road. It entify that the site is on a list of es share the A151 and Horseshoe
Classification	Deve	lopable (21-25)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Mon014	Settlement:	Spalding	Phase two SHLAA sites		
Address	Land to the north of Bo	urne Road				
Site area (Hectares)	10.76 Site capacity at 30 dph:	323 Site capacity at 25 dph:	269 Site capacity at 20 dph:	215 Site capacity from planning permissions:		
Availability	Is the site available	Yes Yes		<u> </u>		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achievab	Yes				
Explanation	including school improved be developed although	rements. Nonetheless, if	t is allocated, there is a r delayed by the need to i	ture costs are likely to be high, reasonable prospect that it would mprove the water and foul re year 20).		
Assumed delivery rate	Delivered in yrs 1-5:					
	Delivered in yrs 6-10:		50			
	Delivered in yrs 11-15:		250			
	Delivered in yrs 16-20 Delivered in yrs 21-25:		23			
Suitability	Is the site suitable?	Yes				
	in a significant Iron Age development. INFRASTRUCTURE - It was infrastructure or community of the community	Romano British landscap ill not lead to the loss of unity facilities. ble to Spalding's existing up area (defined settlem - The site is grade 1 agric ronts Bourne Road itself and facilities are not acce here are bus stops on the hainder of the site would nitely fixed. The developr land and the triangular se is such an area. A large so ks. Donsequently the site	e, further information mexisting infrastructure, so services and facilities buent limit); ultural land behind front assible by foot and bicycle A151. Part of this land mobe determined only aftenent of the Spalding Westertion of land between Bale development can pro	built or heritage assets. The site is nay be required dependant on uch as open space, green t is not located adjacent to age residential development on es share the A151, which may night be accessible via the Mon001 r the line of the Spalding Western stern Relief Road will require ourne Road, Monkshouse Lane ovide improved footpath, cycle housing site.		
Classification	Deve	lopable (16-20)				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m 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	Mon015	Settlement:	Spalding	Phase two SHLAA sites			
Address	Land to the north of Bo	Land to the north of Bourne Road, behind Hectare House					
Site area (Hectares)	0.75 Site capacity at 30 dph:	22 Site capacity at 25 dph:	19 Site capacity at 20 dph:	15 Site capacity from planning permissions:			
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 Yes					
Explanation	high for reasons such as is a reasonable prospec	s flood risk mitigation ar t that it would be develo	nd school improvements. oped although commence	ture costs are likely to be relatively Nonetheless, if it is allocated, there ement may be delayed by the need be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:						
	Delivered in yrs 6-10:		16 6				
	Delivered in yrs 11-15: Delivered in yrs 16-20		O				
	Delivered in yrs 21-25:						
Suitability	Is the site suitable?	Yes					
Explanation	The site is in scale with	the 5 510 dwellings whi	ch the emerging Local Pla	an seeks to be developed in			
	infrastructure or comm LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS development but this is TRANSPORT - Services a discourage their use. The Mon001 site. That migh of the Spalding Western strategic allocations of	unity facilities. ible to Spalding's existing up area (defined settlet - The site is grade 1 agritials as SHLAA site and cand facilities are not accordere are bus stops on the Relief Road. The develoand and the triangular sits such an area. A large sks.	g services and facilities by ment limit); icultural land as well as a ould therefore come for essible by foot and bicyc e A151. This site appears site is also likely to be af opment of the Spalding W section of land between B scale development can pro-	yard. It is near existing industrial ward for housing as well. eles share the A151, which may to be accessible only via the fected by the decision on the route yestern Relief Road will require Bourne Road, Monkshouse Lane rovide improved footpath, cycle			
Classification	Deve	lopable (11-15)					
Flood risk Zone	21	No hazard		No Depth			
Zone		Low hazard	ome	0m to 0.25m			
Zone Zone	·	Danger for s Danger for r		0.25m to 0.50m 0.50m to 1.0m			
zone	230	Danger for a		1.0m to 2.0m >2.0m			
'		ı		1			

Reference	Mon016	Settlement:	Spalding	Phase two SHLAA sites			
Address	Land to the north of Bo	ourne Road					
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 permissions:			
Availability	Is the site available	Yes		permissions.			
Explanation	Although there is no pl	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achieval	Yes					
Explanation	including school improbe developed although	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be high, including school improvements. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 10, and be completed before year 20).					
Assumed delivery rate	Delivered in yrs 1-5:		25				
	Delivered in yrs 6-10: Delivered in yrs 11-15:		25 125				
	Delivered in yrs 16-20		91				
	Delivered in yrs 21-25:						
Suitability	Is the site suitable	? Yes					
Explanation	The site is in scale with	the 5,510 dwellings which	ch the emerging Local Pla	an seeks to be developed in			
	development. INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services discourage their use. T Road will require strate Monkshouse Lane and footpath, cycle and pul proposed Spalding Wes	will not lead to the loss of nunity facilities. ible to Spalding's existing t-up area (defined settlen - The site is grade 1 agricand facilities are not acceptere are bus stops on the egic allocations of land arthe Vernatts Drain is such	services and facilities be nent limit); cultural land. It is near exessible by foot and bicyce A151. The development of the triangular section of h an area. A large scale dite will be considered as en Holland Park and the version of the second of the sec	such as open space, green It is not located adjacent to isting residential development. les share the A151, which may of the Spalding Western Relief of land between Bourne Road, evelopment can provide improved part of determining the line of the Vernatts Drain.			
Classification	Deve	elopable (16-20)					
Z. Z.	one 1 one 2 one 3a one3b	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	Mon017	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the North of Bo	ourne Road		
Site area (Hectares)	1.25 Site capacity at 30 dph:	38 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 pla	anning permission or allo	cation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	including school improved would be developed alt	ement costs. Nonetheles	s, if it is allocated, there nay be delayed by the ne	ure costs are likely to be high is a reasonable prospect that it eed to improve the foul sewerage
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:		16 22	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is accessing spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services a discourage their use. The enough for only a private development of the Spatriangular section of lar A large scale development	ACTS - It will not have adv Romano British landscap will not lead to the loss of unity facilities. ble to Spalding's existing -up area (defined settlem - The site is grade 1 agric and facilities are not acce here are bus stops on the te driveway. A few plots of alding Western Relief Rosa	erse impacts on natural, ie, further information mexisting infrastructure, services and facilities but in the limit); ultural land. It is near exissible by foot and bicycles A151. The existing accessive leveloped in this way word will require strategic at Monkshouse Lane and the footpath, cycle and public for the property of the limit is a service of the	llocations of land and the the Vernatts Drain is such an area.
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 m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Site area (Hectares) Site capacity 37 Site capacity 31 Site capacity 25 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning permissions:	Reference	Mon018	Settlement:	Spalding	Phase two SHLAA sites
Availability Is the site available? Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. Although there is no planning permission or allocation, there are no known legal or ownership problems. Moderate achievability, Values are moderate, but opening-up infrastructure costs are likely to be high including school improvement costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the foul sewerage network(assumed to begin in year 9, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-25: Suitability Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in spading spading. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. The site is in a significant from Age Romano British landscape, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located adjacent to Spalding's existing burlary area (defined settlement limit); STIC CHARACTERISTICS - The site is grade 1 agricultural land. It is near existing residential development. TRANSPORT - Services and facilities are accessible by foot and bicycles. There are bus stops on wygate Park The development of the Spalding Western Relief Road will require strategic allocations of alon and the tringular section of land between Bourne Road, Monkshouse Lane and the Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links. If it is allocated and public transport links. If it is alloca	Address	Land off Monks House	Lane Spaldiing		
Athough there is no planning permission or allocation, there are no known legal or ownership problems. Achievability Is the site achievability. Values are moderate, but opening up infrastructure costs are likely to be high including school improvement costs. Monetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the foul sewerage network(assumed to begin in year 9, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-20 Delivered in yrs 1-20. Delivered in yrs 1-22-5: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. The site is in a significant fron Age Romano British landscape, further information may be required dependant on development. INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - it is accessible to Spalding's existing services and facilities and is located adjacent to Spalding's existing built-up area (defined settlement limit); SITE CHARACTRISTICS - The Spalding was existing services and facilities are accessible by foot and bicycles. There are bus stops on wygate Park Ethe development of iand between Bourne Road, Monkshouse Lane and the Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links. Classification Developable (11-15) No hazard On to 0.25m	Site area (Hectares)				from planning
State Stat	Availability	Is the site available	Yes Yes		permissions
Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be high including school improvement costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the foul sewerage network (assumed to begin in year 9, and be completed before year 15). Delivered in yrs 1-5:	Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
including school improvement costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the foul sewerage network(assumed to begin in year 9, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 1-10:	Achievability	Is the site achieval	Yes		
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. The site is in a significant Iron Age Romano British landscape, further information may be required dependant on development. INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located adjacent to Spalding's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is grade 1 agricultural land. It is near existing residential development. TRANSPORT - Services and facilities are accessible by foot and bicycles. There are bus stops on Wygate Park. Ende development of the Spalding Western Relief Road will require strategic allocations of land and the triangular section of land between Bourne Road, Monkshouse Lane and the Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links. By Consequently the site is considered a suitable housing site. Classification Developable (11-15) No hazard Low hazard On Depth On to 0.25m	Explanation	including school improvements would be developed also	vement costs. Nonetheld though commencement	ess, if it is allocated, there may be delayed by the n	e is a reasonable prospect that it eed to improve the foul sewerage
The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. The site is in a significant Iron Age Romano British landscape, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located adjacent to Spalding's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is grade 1 agricultural land. It is near existing residential development. TRANSPORT - Services and facilities are accessible by foot and bicycles. There are bus stops on Wygate Park. The development of the Spalding Western Relief Road will require strategic allocations of land and the triangular section of land between Bourne Road, Monkshouse Lane and the Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links. Consequently the site is considered a suitable housing site. Classification Developable (11-15) No hazard Low 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			
Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. The site is in a significant Iron Age Romano British landscape, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located adjacent to Spalding's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is grade 1 agricultural land. It is near existing residential development. TRANSPORT - Services and facilities are accessible by foot and bicycles. There are bus stops on Wygate Park. The development of the Spalding Western Relief Road will require strategic allocations of land and the triangular section of land between Bourne Road, Monkshouse Lane and the Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links. Classification Developable (11-15) Consequently the site is considered a suitable housing site. No Depth On to 0.25m	Suitability	Is the site suitable	Yes		
Flood risk Zone 1 Low hazard Low hazard Om to 0.25m		Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS TRANSPORT - Services Park. The development the triangular section c area. A large scale deve	ACTS - It will not have ace Romano British landscawill not lead to the loss of the loss of the Spalding's existing defined settlement limit - The site is grade 1 agrand facilities are accessing the Spalding Western of land between Bourne elopment can provide in	dverse impacts on natural ape, further information of existing infrastructure, g services and facilities and it is near explication and bicycles. If Relief Road will require services and Monkshouse Lane approved footpath, cycle and proved footpath, cycle and specific services.	I, built or heritage assets. The site is may be required dependant on such as open space, green and is located adjacent to Spalding's disting residential development. There are bus stops on Wygate strategic allocations of land and and the Vernatts Drain is such an
Zone 2 Low hazard Om to 0.25m	Classification	Deve	lopable (11-15)		
Zone 3a Zone 3b Danger for some Danger for most Danger for all 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	Zone Zone	2 3a	Low hazard Danger for s Danger for t	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Mon019	Settlement:	Spalding	Phase two SHLAA sites
Address	366 Bourne Road Spald	ing		
Site area (Hectares)	1.34 Site capacity at 30 dph:	40 Site capacity at 25 dph:	34 Site capacity at 20 dph:	27 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low including school im it would be developed a	provement costs. Nonetl	neless, if it is allocated, t t may be delayed by the	ture costs are likely to be relatively here is a reasonable prospect that need to improve the foul sewerage
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:		16 24	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS the A151. TRANSPORT - Services a discourage their use. The existing access looks to private drive would be a strategic allocations of and the Vernatts Drain and public transport lin	will not lead to the loss of unity facilities. Sessible to Spalding's existing area (defined settlem - The site is Grade 1 agricand facilities are not accepted are bus stops on the be wide enough and the acceptable. The development and the triangular so is such an area. A large so	existing infrastructure, sting services and facilities nent limit); cultural / horticultural lassible by foot and bicyc A151 near the Highway nonly as a private drivenent of the Spalding Westertion of land between Ecale development can preservices.	built or heritage assets. Such as open space, green es and is not located adjacent to and to the rear of dwellings fronting eles share the A151, which may be Depot. Only the easternmost a few plots developed off a estern Relief Road will require bourne Road, Monkshouse Lane covide improved footpath, cycle
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 m Danger for al	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	Mon020	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Mon	kshouse Lane		
Site area (Hectares)	28 Site capacity at 30 dph:	840 Site capacity at 25 dph:	700 Site capacity at 20 dph:	560 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plar Multiple owners, but the			vn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation		ated, there is a reasonal		ure costs are likely to be high. I be developed (assumed to begin
Assumed delivery rate	Delivered in yrs 1-5:			<u> </u>
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 250	
	Delivered in yrs 16-20		250	
	Delivered in yrs 21-25:		250	
Suitability	Is the site suitable?	Yes		
	in a significant Iron Age F development. INFRASTRUCTURE - It wil infrastructure or commu LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS - Vernatts Drain. TRANSPORT - Services ar which may discourage th east in Wygate Park. The allocations of land and th Vernatts Drain is such an transport links. This site Western Relief Road, bet	I not lead to the loss of nity facilities. le to Spalding's existing fined settlement limit); I The site is grade 1 agric and facilities are not acceleir use. There are bus sidevelopment of the Spane triangular section of larea. A large scale development development development development area. A large scale development develop	existing infrastructure, su services and facilities and ultural land close to exist ssible by foot and bicycle tops on the A151 andan in alding Western Relief Road and between Bourne Road lopment can provide impart of determining the line the Vernatts Drain.	d is located adjacent to Spalding's ing development and adjoins the es share the existing highway, nto town service operates to the
Classification	Develo	opable (21-25)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for so Danger for m Danger for al	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	Mon021	Settlement:	Spalding	Phase two SHLAA sites
Address	Land at Horseshoe Brid	ge, Horseshoe Road, Spa	alding	
Site area (Hectares)	1.47 Site capacity at 30 dph:	44 Site capacity at 25 dph:	37 Site capacity at 20 dph:	29 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permosional
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	vn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		cated, there is a reasona		ure costs are likely to be high. I be developed (assumed to begin
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15: Delivered in yrs 16-20		20	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with	the 5 510 dwellings whi	ch the emerging Local Plan	n seeks to be developed in
	development. INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not acc Spalding's existing built SITE CHARACTERISTICS Drove Drain. TRANSPOI highway network. Then Relief Road will require the residential planning improved footpath, cyc line of the proposed Sp	will not lead to the loss of unity facilities. It is sessible to Spalding's eximple area (defined settler or The site is grade 2 agricultifies are no bus stops on Hostrategic allocations of a permission to the soutle and public transport I	f existing infrastructure, susting services and facilities ment limit); cultural land that adjoins researe not accessible by focuseshoe Road. The developland and the section of land is such an area. A large so inks. This site will be consided, between Holland Park	residential development and South of and bicycles share the existing pment of the Spalding Western and between Horseshoe Road and cale development can provide dered as part of determining the
Classification	Deve	lopable (11-15)		
Flood risk Zone		No hazard		No Depth
Zone		Low hazard Danger for s	ome	0m to 0.25m
Zone Zone		Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
I		I		I

Reference	Mon022	Settlement:	Spalding	Phase two SHLAA sites
Address	Pode Hole Highways De	pot, Bourne Road, Spaldi	ng	
Site area (Hectares)	1.21 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning
Availability	Is the site available	No No		permissions:
Explanation	offer some potential fo		nt uses". Given that a tin	nich "in the event of closure may netable for the depot's closure is
Achievability	Is the site achievab	Yes Yes		
Explanation	high including site clear allocated, there is a rea	ance, decontamination a sonable prospect that it w	nd school improvement vould be developed alth	cure costs are likely to be relatively costs. Nonetheless, if it is ough commencement may be begin in year 9, and be completed
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:		16 20	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPAredevelopment will not INFRASTRUCTURE - alth (though not allocated) a 2016) does not conclud use is therefore unlikely LOCATION - it is relative to Spalding's existing busite CHARACTERISTICS is not agricultural land, TRANSPORT - Services a discourage their use. The exacerbate traffic problallocations of land and Vernatts Drain is such a transport links.	ACTS - it will not have adventument the character or approach it will not place under the place with the place and as employment land. Howe that this site should be at the place adverse economically accessible to Spalding willt-up area (defined settle-there are no nearby 'ba & is previously developed and facilities are not accessere are bus stops on the ems. The development of the triangular section of lease and some properties.	erse impacts on natural opearance of the area. Idue burdens on existing invever, the Employment I allocated for employment ic impacts. Is existing services and fament limit); I neighbour' uses, the sides is being by foot and bicycles A151. The site's redevel the Spalding Western Reand between Bourne Rolopment can provide impacts.	or heritage assets, and its infrastructure, the site is in use and Technical Paper (January int use, and its loss to residential acilities, but is not located adjacent te has no intrinsic amenity value, it es share the A151, which may opment is unlikely to create or elief Road will require strategic ad, Monkshouse Lane and the proved footpath, cycle and public onsidered suitable.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for all	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	Mon023	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of	Horseshoe Road, Spalding	S	
Site area (Hectares)	8.67 Site capacity at 30 dph:	260 Site capacity at 25 dph:	217 Site capacity at 20 dph:	173 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no	planning permission or al	location, there are no kno	own legal or ownership problems.
Achievability	Is the site achieve	able? Yes		
Explanation	moderate. Nonethele		is a reasonable prospect	cture costs are also likely to be that it would be developed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 0	50 210	
Suitability	Is the site suitabl	Yes Yes		
	appearance of the an INFRASTRUCTURE - i LOCATION - it is relat to Spalding's existing SITE CHARACTERISTIC value. However, the sTRANSPORT - Service network. There are n exacerbate traffic pro allocations of land an permission to the sou and public transport.	ea. It will not lead to the loss lively accessible to Spaldir built-up area (defined set CS - there are no nearby 'l site is best and most verses and facilities are not act to bus stops on Horseshoe blems. The development of the section of land betwith is such an area. A largulinks. Idered as part of determink and the Vernatts Drain.	of, or place undue burden ng's existing services and fi ttlement limit). Dad neighbour' uses, and atile agricultural land, & is cessible by foot and bicyo e Road. The site's develop of the Spalding Western F ween Horseshoe Road and e scale development can	ns on, existing infrastructure. facilities, but is not located adjacent the site has no intrinsic amenity s not previously developed. cles share the existing highway ment would be unlikely to create or Relief Road will require strategic d the residential planning provide improved footpath, cycle sed Spalding Western Relief Road, cation, site characteristics and
Classification Flood risk	Zone 1 Zone 2	velopable (11-15) No hazard Low hazard Danger for		No Depth 0m to 0.25m 0.25m to 0.50m
	Zone 3a Zone3b	Danger for Danger for	most	0.25III to 0.50III 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Mon024	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the north of Bourne Road, Spalding							
Site area (Hectares)	54.21 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	#### Site capacity from planning permissions:				
Availability	Is the site available	? Yes		permissions.				
Explanation	Although there is no pla	nning permission or allo	ocation, there are no know	vn legal or ownership problems.				
Achievability	Is the site achievab	Yes						
Explanation	including school improv be developed although	ements. Nonetheless, if commencement may be	it is allocated, there is a r	ure costs are likely to be high, easonable prospect that it would mprove the water and foul year 25).				
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:		300 500 500					
Suitability	Is the site suitable?	Yes						
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or commod LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - Bourne Road. It is near of TRANSPORT - Services a discourage their use. Th Road will require strates Monkshouse Lane and t footpath, cycle and pub	CTS - It will not have ad Romano British landsca ill not lead to the loss of unity facilities. Dole to Spalding's existing efined settlement limit). The site is grade 1 agricusting residential devend facilities are not accere are bus stops on the gic allocations of land are he Vernatts Drain is succeived in the step of the step	verse impacts on natural, pe, further information me f existing infrastructure, so g services and facilities and cultural land at the junctic lopment. essible by foot and bicycle a A151. The development of the triangular section of the an area. A large scale desite will be considered as pen Holland Park and the V	d is located adjacent to Spalding's on of Monkshouse Lane and es share the A151, which may of the Spalding Western Relief f land between Bourne Road, evelopment can provide improved part of determining the line of the				
Classification	Devel	opable (21-25)						
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	Mon025	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Ho	rseshoe Road, Spalding		
Site area (Hectares)	39.21 Site capacity at 30 dph:	Site capacity at 25 dph:	980 Site capacity at 20 dph:	784 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	including school improved be developed although	ements. Nonetheless, if commencement may be	it is allocated, there is a re	ure costs are likely to be high, easonable prospect that it would nprove the water and foul e year 25).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		400	
	Delivered in yrs 16-20 Delivered in yrs 21-25:		500 276	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS planning permission to contaminated sites required TRANSPORT - Services a network. There are not Road will require strate residential planning per improved footpath, cycline of the proposed Spare.	CTS - It will not have addromano British landscall Romano British landscall Interest of the loss of unity facilities. The side is Grade 1 agrithes south. SHDC Environal facilities are not accessed as stops on Horseshoe Ingic allocations of land armission to the south is see and public transport li	pe, further information may be a fexisting infrastructure, sure services and facilities and services and that adjoins rumental Health identify that on. essible by foot and bicycle Road. The development of and the section of land betwuch an area. A large scale inks. This site will be considered, between Holland Park	built or heritage assets. The site is any be required dependant on ach as open space, green dis located adjacent to Spalding's residential development and the at the site is on a list of potentially the Spalding Western Relief ween Horseshoe Road and the development can provide dered as part of determining the
Classification	Deve	opable (21-25)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la	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

Pin001	Settlement:	Spalding	Phase two SHLAA sites
Land to the west of Spa	lding Road, Pinchbeck		
39.5 Site capacity at 30 dph:	Site capacity at 25 dph:	988 Site capacity at 20 dph:	790 Site capacity from planning
Is the site available	Yes Yes		permissions:
Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Is the site achievab	Yes		
Nonetheless, if it is allowin year 12, and be comp	cated, there is a reasonal pleted before year 25).	ble prospect that it woul	ld be developed (assumed to begin
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:		400 500 285	
Is the site suitable?	Yes		
ENVIRONMENTAL IMPA INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi adjacent the existing bus SITE CHARACTERISTICS between Spalding Road impacts on neighbours area totally and joining and this would maintain currently being improve Environmental Health in investigation. TRANSPORT - services at The area could provide the railway. Bowever, the allocations of land and development can provide	rill not lead to the loss of, frastructure or communicible to Pinchbeck and Spatilt-up area (defined settle-The site is Grade 1 agrical and the railway line, alth would be significant, if all Pinchbeck and Spalding to a visual break between ed in order to take more dentify that the site is on and facilities are potential the northern end of the Spathe section of land to the de improved footpath, cy	nor place undue burder ty facilities. Ilding's existing services ement limit); Cultural land between Pi nough part of the site lie I the site was developed together. The concept pl the two settlements fro freight traffic. This could a list of potentially cont lly accessible on a bicycl Spalding Western relief alding Western Relief Ro	and facilities and is located nchbeck and the Vernatts Drain and is to the west of the railway. Visual distriction, changing the character of the lan indicates a lot of open space in Spalding Road. The railway is dise a bad neighbour. SHDC taminated sites requiring further le. Bus stops are on Spalding Road. Road and the necessary bridge over bad will require strategic its such an area. A large scale
Deve	lopable (21-25)		
one 2 one 3a	Danger for m	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	Is the site available Although there is no pla Is the site achievability Nonetheless, if it is allo in year 12, and be composed N.B. The site is proposed Delivered in yrs 1-5: Delivered in yrs 1-11: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 11-15: Is the site suitable? The site is in scale with Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accessive adjacent the existing but SITE CHARACTERISTICS between Spalding Road impacts on neighbours area totally and joining and this would maintain currently being improve Environmental Health in investigation. TRANSPORT - services at The area could provide the railway. However, the allocations of land and development can provide consequently, the site in t	Land to the west of Spalding Road, Pinchbeck 39.5 Site capacity at 30 dph: at 25 dph: Is the site available? Although there is no planning permission or allo Is the site achievability. Values are moderate, an Nonetheless, if it is allocated, there is a reasonal in year 12, and be completed before year 25). N.B. The site is proposed to be developed at a local Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 21-25: Is the site suitable? The site is in scale with the 5,510 dwellings whice Spalding. ENVIRONMENTAL IMPACTS - it will not have add INFRASTRUCTURE - it will not lead to the loss of, as open space, green infrastructure or community LOCATION - It is accessible to Pinchbeck and Spadigacent the existing built-up area (defined setth SITE CHARACTERISTICS - The site is Grade 1 agric between Spalding Road and the railway line, alth impacts on neighbours would be significant, if all area totally and joining Pinchbeck and Spalding and this would maintain a visual break between currently being improved in order to take more Environmental Health identify that the site is on investigation. TRANSPORT - services and facilities are potentia. The area could provide the northern end of the Spallocations of land and the section of land to the development can provide improved footpath, cy consequently, the site is considered suitable. Developable (21-25) No hazard Low hazard Danger for scanding and and and and the section of land to the development can provide improved suitable.	Land to the west of Spalding Road, Pinchbeck 39.5 Site capacity at 30 dph: at 25 dph: at 20 dph: a

Reference	Pin011	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the south of Wa	ardentree Lane, Pinchbe	ck	
Site area (Hectares)	5.05 Site capacity at 30 dph:	152 Site capacity at 25 dph:	126 Site capacity at 20 dph:	101 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	There is planning permithe SHLAA.	ssion for 169 dwellings (H14-0156-14) which cove	ers a larger site than submitted to
Achievability	Is the site achievab	Yes		
Explanation	low, including improver prospect that it would be	ments to existing schools be developed although c	s and a new school. If it is ommencement may be do	ure costs are likely to be relatively allocated, there is a reasonable elayed by the need to improve the ompleted 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:		25 125 19	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA archaeological work has development. INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is accessi up area (defined settler SITE CHARACTERISTICS Wardentree Lane and tistorage/distribution use some land to the south TRANSPORT - Some ser Wardentree Lane Indus	ACTS - It will not have ad salready been undertak will not lead to the loss of unity facilities. It is a spalding's existingment limit); - The site is a buffer betwhe industrial developme are close to the site. The wices and facilities are as	verse impacts on natural, en on this site and more refersiting infrastructure, so g services and is located and ween residential development on Enterprise Way. Offinere is planning application application coessible by foot but there spalding and there are business on this site is planning application.	djacent to Spalding's existing built- ment on Spalding Road and ices and a well screened n for 169 dwellings on this site and
Classification	Deve	lopable (16-20)		
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	Pin013	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	alding Road, Pinchbeck		
ite area (Hectares)	0.28 Site capacity at 30 dph:	8 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
lvailability	Is the site availabl	e? Yes		permissions:
xplanation	Although there is no p	lanning permission or alloc	ation, there are no know	wn legal or ownership problems.
chievability	Is the site achieva	ble? Yes		
xplanation		asonable prospect that it w		costs are likely to be low. If it is umed 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		8	
Buitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - It vinfrastructure or communification - It is accessed existing built-up area (SITE CHARACTERISTICS a planning application TRANSPORT - Services Wardentree Lane Induaccess to the Glen Heal	sible to Spalding's existing signs defined settlement limit); S - The site is adjacent exist for 169 dwellings. and facilities are accessible.	existing infrastructure, so ervices and is located a sing residential developments by foot and there is a stalling. There are bus stalling as a privalence this site as a privalence.	uch as open space, green djacent to Spalding/Pinchbeck's ment and a site which is subject to cycle way network in the cops on Spalding Road. The existing
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son 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	Pin016	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the west of Spa	Land to the west of Spalding Road, Pinchbeck						
Site area (Hectares)	1.98 Site capacity at 30 dph:	59 Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning permissions:				
Availability	Is the site available	Yes		permissions.				
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	n legal or ownership problems.				
Achievability	Is the site achieval	Yes						
Explanation		sonable prospect that it		osts are likely to be low. If it is med to begin in year 9, and be				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10:		50 9					
	Delivered in yrs 11-15: Delivered in yrs 16-20		3					
	Delivered in yrs 21-25:							
Suitability	Is the site suitable?	Yes						
Explanation	The site is in scale with	the 5 510 dwellings whi	ch the emerging Local Plan	seeks to be developed in				
	INFRASTRUCTURE - it was open space, green in LOCATION - It is access adjacent the existing but SITE CHARACTERISTICS should be acceptable. If Spalding Road, Vernatt away from the railway TRANSPORT - services a Road. However, the deviland and the section of	will not lead to the loss of frastructure or communible to Pinchbeck and Spuilt-up area (defined settante). The site is a small field to needs to be developed to Drain, the railway and line. In and facilities are potentially and to the north of Verbath, cycle and public trains.	ity facilities. alding's existing services and lement limit); behind some dwellings and in conjunction with the oth Market Way. There are no ally accessible on a bicycle. It was a will an area.	on, existing infrastructure, such ad facilities and is located divisual impacts on neighbours ner sites put forward between bad neighbour uses because it is				
Classification	Deve	lopable (11-15)						
Flood risk Zone		No hazard Low hazard		No Depth				
Zone Zone		Danger for s	ome	0m to 0.25m 0.25m to 0.50m				
Zones		Danger for n Danger for a	nost	0.50m to 1.0m 1.0m to 2.0m >2.0m				
1		ı		1				

Reference	Pin020	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the west of Spa	Land to the west of Spalding Road, Pinchbeck						
Site area (Hectares)	2.99 Site capacity at 30 dph:	90 Site capacity at 25 dph:	75 Site capacity at 20 dph:	60 Site capacity from planning permissions:				
Availability	Is the site available	Yes Yes		permissions				
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	vn legal or ownership problems.				
Achievability	Is the site achieval	Yes						
Explanation		nere is a reasonable pros		ure costs are likely to be relatively eloped (assumed to begin in year				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 40					
	Delivered in yrs 16-20		70					
	Delivered in yrs 21-25:							
Suitability	Is the site suitable?	Yes Yes						
	INFRASTRUCTURE - it was open space, green in LOCATION - It is access adjacent the existing but SITE CHARACTERISTICS should be acceptable. If Spalding Road, Vernatt away from the railway TRANSPORT - services a Road. However, the deviand and the section of	will not lead to the loss of frastructure or communible to Pinchbeck and Spailt-up area (defined settante). The site is a small field to needs to be developed to Drain, the railway and I line. The side is are potentially and to the north of Verboath, cycle and public trains.	ity facilities. alding's existing services a lement limit); behind some dwellings an in conjunction with the ot Market Way. There are no ally accessible on a bicycle g Western Relief Road will natts Drain is such an area	built or heritage assets. s on, existing infrastructure, such and facilities and is located and visual impacts on neighbours ther sites put forward between bad neighbour uses because it is Bus stops are on Spalding require strategic allocations of A large scale development can				
Classification	Deve	lopable (11-15)						
Flood risk Zone 2		No hazard Low hazard		No Depth				
Zone 2		Danger for so	ome	0m to 0.25m 0.25m to 0.50m				
Zone3		Danger for n Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m				
1		ı		'				

Reference	Pin024	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the north of Ve	Land to the north of Vernatt's Drain, Pinchbeck						
Site area (Hectares)	160.9 Site capacity at 30 dph:	Site capacity at 25 dph:	4022 Site capacity at 20 dph:	#### Site capacity from planning permissions:				
Availability	Is the site available	Yes Yes		·				
Explanation	-	anning permission or alloo at the site will not be avai		n legal or ownership problems.				
Achievability	Is the site achievab	Yes						
Explanation	including improvement prospect that it would I	s to existing schools and a	new school. If it is allocations mmencement may be de	ure costs are likely to be high, ated, there is a reasonable elayed by the need to improve the ompleted after year 25).				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10:		200					
	Delivered in yrs 11-15:		300					
	Delivered in yrs 16-20 Delivered in yrs 21-25:		500 500					
Suitability	Is the site suitable?	Yes						
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not accexisting built-up area (cis intended to provide Spalding's facilites. In a SITE CHARACTERISTICS Drain and west of the ridwellings. The site wrap potentially contaminate the area's character is to Road passes through the TRANSPORT - Services allocations of land and development can providiconsequently, the site in Consequently, the site in the comment of the site in the consequently, the site in the consequently in the consequently.	tessible to Spalding's exist efined settlement limit) to the crossings of the railwood didition a development of a the site is a very large a silway line. It is open with the saround a pottery which exists requiring further in the site. In a facilities are not access that would provide these of the section of land to the section of land to the de improved footpath, cy is considered suitable for	ing services and is not lo because of the Vernatts Day line and Vernatts Dra this scale will provide its rea of grade 1 agricultura some trees and hedges is SHDC Environmental He investigation. Wygate Pa the development of Spala sible by foot or bicycle a networks and public tran Spalding Western Relief north of Vernatts Drain in cle and public transport I	cated adjacent to Spalding's Drain. However, the development in, which will enable access to own services and facilities al land to the north of the Vernatts with scattered buildings, including ealth identify on a list of rk is visible from the site and so ding on the horizon. Mill Green and there are no bus stops. Insport is likely to be extended to Road will require strategic s such an area. A large scale				
Classification		lopable (21-25)						
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for so Danger for me 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				
1		'		'				

Reference	Pin025 Set	tlement: Spalding	Phase two SHLAA sites
Address	Land to the east of Spalding Road,	Pinchbeck	
Site area (Hectares)		te capacity 9 Site cap 25 dph: at 20 dp	oh: from planning
Availability	Is the site available?	Yes	permissions:
Explanation	Although there is no planning pern	nission or allocation, there are	no known legal or ownership problems.
Achievability	Is the site achievable?	Yes	
Explanation	allocated, there is a reasonable pro	ospect that it would be develo	rructure costs are likely to be low. If it is ped although commencement may be twork (assumed 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:	9 2	
Suitability	Is the site suitable?	Yes	
	existing built-up area (defined sett SITE CHARACTERISTICS - The site is a planning application for 169 dwe TRANSPORT - Services and facilitie	to the loss of existing infrastructes. ding's existing services and is log lement limit); sadjacent existing residential collings. s are accessible by foot and the hat accesses Spalding. There are be suitable to serve this site a	dicture, such as open space, green ocated adjacent to Spalding/Pinchbeck's development and a site which is subject to ere is a cycle way network in the re bus stops on Spalding Road. The existing
Classification	Developable	(11-15)	
Flood Fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most 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	Pin026	Settlement:	Spalding	Phase two SHLAA sites			
Address	Land to the east of Tydd Road, Pinchbeck						
Site area (Hectares)	31.28 Site capacity at 30 dph:	938 Site capacity at 25 dph:	782 Site capacity at 20 dph:	626 Site capacity from planning			
Availability	Is the site available	Yes		permissions:			
Explanation	Although there is no pla	nning permission or allo	cation, there are no know	vn legal or ownership problems.			
Achievability	Is the site achievab	Yes					
Explanation		cated, there is a reasonal		are likely to be particularly high. I be developed (assumed to begin			
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:		50 250 250 250				
Suitability	Is the site suitable?	Yes					
Explanation	Spalding. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc existing built-up area (d intended to provide ne Spaldings facilites. In ac SITE CHARACTERISTICS the railway line. It is op Wygate Park is visible fi development of Spaldir TRANSPORT - Services a site would not be suital development of the Spa of land to the north of v footpath, cycle and pub	ACTS - It will not have adval issues, further informatiful not lead to the loss of unity facilities. It is sessible to Spalding's exist efined settlement limit). It was crossings of the railward dition a development of the site is grade 1 agrice in with some trees and it from the site and so the angent on the horizon. Mill Grand facilities are not accepted before the adjacent 'Palding Western Relief Road vernatts Drain is such an dic transport links.	rerse impacts on natural, ion may be required deprexisting infrastructure, so ting services and is not look However, in conjunction y line and Vernatts Drain, this scale will provide its ultural land to the north edges with scattered builteral's character is beginningen Road passes through ssible by foot or bicycle a referred Housing' site is old will require strategic alarea. A large scale developments of the provided in the control of	the area. and there are no bus stops. This			
Classification		lopable (21-25)					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Pin031	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Spa	lding Road, Pinchbeck		
Site area (Hectares)	3.04 Site capacity at 30 dph:	91 Site capacity at 25 dph:	76 Site capacity at 20 dph:	61 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ere is a reasonable prosp		ture costs are likely to be relatively eloped (assumed to begin in year 9,
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 41	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA Officer advises that the Farmhouse. The site's dits proximity and so wo mitigation for this issue limit to development so INFRASTRUCTURE - it was open space, green in LOCATION - It is accessiadjacent the existing busted SITE CHARACTERISTICS retaining it as a 'green' development boundary TRANSPORT - services a Access off Pinchbeck Realignment of the road hwith the existing Hospit require strategic allocated	site contributes to the agreelepment would impared to constitute harm to its and though development of the loss of land and the sect the loss of land and the sect the loss of land and the loss of land and the sect the loss of land and land the loss of land and land land the loss of land and land land land land land land	erse impacts on natural gricultural setting of the ct directly on the historic significance. It is not confit the Spalding Western of some way to addressing or place undue burder by facilities. Iding's existing services are ment limit); which some trees and continuous the proposed Spalding by accessible on a bicycle considered difficult due to be junction visibility and to development of the Spalding of land to the north	c setting of the Farmhouse due to insidered there is any potential Relief Road will provide a potential ing the potential impact. In son, existing infrastructure, such and facilities and is located consideration is being given to western Relief Road and the see. Bus stops are on Spalding Road. To the impact the horizontal the conflict a junction might have alding Western Relief Road will of Vernatts Drain is such an area. A
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 m Danger for all	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	Pin032		Settlement:	Spaldi	ing	Phase two SHLAA sites
Address	Land between Spalding	and Pine	chbeck			
Site area (Hectares)	Site capacity at 30 dph:	8812	Site capacity at 25 dph:		capacity #### 20 dph:	from planning
Availability	Is the site available	?	No			permissions:
Explanation	The owners are not all i	dentifie	d and their inte	ntions for the	land are unknown.	
Achievability	Is the site achievab	le?	Yes			
Explanation	Moderate achievability. Nonetheless, if it is allo in year 12, and be comp	cated, th	ere is a reason			sts are likely to be high. veloped (assumed to begin
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:			400 500 500		
Suitability	Is the site suitable?	•	No			
	intended to provide ne Spaldings facilites. In ac SITE CHARACTERISTICS the railway line. It is op Wygate Park is visible fidevelopment of Spaldir appropriate to use this does go to the west of I have a suitable relation impacts, it would under identify that the site is of TRANSPORT - Services a	tessible to defined so we crossion at a - The site of with some the as a boundfull Green with the mine the on a list and facilinent wou	to Spalding's exitettlement limit; ngs of the railw development of the is grade 1 agricultures and so the horizon. Mill Gondary, thereby an Road the site in PinO24. Althous eseparate ident of potentially coties are not acculd provide thes	sting services I. However, in ay line and Ve f this scale wi cultural land hedges with s area's charact freen Road pa preventing de would requir ugh the site's tities of Pinch ontaminated s essible by foc se networks a	and is not located and conjunction with Pernatts Drain, which ill provide its own so to the north of the scattered buildings, ter is beginning to consess through the arevelopment to the vere some other land size would give opposites of or bicycle and the not public transport	vinO24 the development is a will enable access to ervices and facilities; Vernatts Drain and west of including dwellings. hange with the ea and it maybe vest of it. If development to come forward for it to cortunities to mitigate visual SHDC Environmental Health
Classification	Unde	velop	able			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for s Danger for a	nost	Or 0. 0. 1.	o Depth m to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 2.0m

Reference	Pin038	Settlement:	Spalding	Phase two SHLAA sites
Address	Redmile Nurseries, War	dentree Lane, Pinchbeck	PE11 3UF	
Site area (Hectares)	3.72 Site capacity at 30 dph:	Site capacity at 25 dph:	93 Site capacity at 20 dph:	74 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	cation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ere is a reasonable prosp		e costs are likely to be relatively ped (assumed to begin in year 9,
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 62	
Suitability	Is the site suitable?	No		
Explanation	Spalding. ENVIRONMENTAL IMPA INFRASTRUCTURE - It w infrastructure or commu LOCATION - It is accessil up area (defined settlen SITE CHARACTERISTICS - are allocated for, or are potentially be exposed t TRANSPORT - Some serv	CTS - It will not have advill not lead to the loss of unity facilities. Die to Spalding's existing ment limit); The site is on a road the being used for industria o disturbance.	at serves an industrial area a I use. Dwellings would both cessible by foot but there is palding and there are bus st	ilt or heritage assets. I as open space, green cent to Spalding's existing built- and it is close to the site's that appear incongruous & would a cycle way network in the
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Pin040	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the south of Ma	Land to the south of Market Way, Pinchbeck						
Site area (Hectares)	1.05 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 Yes		F				
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		ere is a reasonable prosp		ure costs are likely to be relatively eloped (assumed to begin in year 8,				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10:		24 8					
	Delivered in yrs 11-15: Delivered in yrs 16-20		O					
	Delivered in yrs 21-25:							
Suitability	Is the site suitable	Yes						
Explanation	The site is in scale with	the 5 510 dwellings which	ch the emerging Local Plan	n seeks to be developed in				
	as open space, green in LOCATION - It is access adjacent the existing but SITE CHARACTERISTICS should be acceptable. It Spalding Road, Vernatt away from the railway TRANSPORT - services at Road. However, the deviland and the section of	frastructure or communible to Pinchbeck and Spailt-up area (defined settente of the site is a small field to the site is a small field to be developed to be prain, the railway and filme. Indication facilities are potentially and to the north of Verworth, cycle and public trains.	ity facilities. alding's existing services a lement limit); behind some dwellings ar in conjunction with the or Market Way. There are no ally accessible on a bicycle g Western Relief Road will natts Drain is such an area	nd facilities and is located and visual impacts on neighbours ther sites put forward between bad neighbour uses because it is a. Bus stops are on Spalding require strategic allocations of a. A large scale development can				
Classification	Deve	lopable (11-15)						
Flood risk Zone	1	No hazard		No Depth				
Zone		Low hazard Danger for so	nme	0m to 0.25m				
Zone Zone3		Danger for m		0.25m to 0.50m 0.50m to 1.0m				
Zones	SU.	Danger for a		1.0m to 2.0m >2.0m				

Reference	Pin045	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Sp	palding Road, Pinchbeck		
Site area (Hectares) Site capacity at 30 dph:	784 Site capacity at 25 dph:	654 Site capacity at 20 dph:	523 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	lanning permission or alloc	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	yes Yes		
Explanation	including school impro would be developed a	ovement costs. Nonetheles	s, if it is allocated, there hay be delayed by the n	cture costs are likely to be high e is a reasonable prospect that it leed to improve the water and foul or year 25).
Assumed delivery r	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:)	250 250 250	
Suitability	Is the site suitable	Yes		
	protected to help miti potential limit to deve INFRASTRUCTURE - it LOCATION - It is access adjacent the existing its SITE CHARACTERISTIC between Spalding Road impacts on neighbour area totally and joinin to take more freight to site is on a list of potense separation zone. TRANSPORT - services The area would provide railway. However, the description of land to the improved footpath, cy	gate the impact. The development southwards which will not lead to the loss of, sible to Pinchbeck and Spalouilt-up area (defined settle S - The site is Grade 1 agric at and the railway line, alth is would be significant, if all g Pinchbeck and Spalding to raffic. This could be a bad intially contaminated sites.	opment of the Spalding in would go some way to nor place undue burde ding's existing services ement limit); ultural land between Piough part of the site lie the site was developed ogether. The railway is eighbour. SHDC Enviro Part is being considered by accessible by bicycle. Spalding Western Relie wRR will require stratuch an area. A large sca	e waterfront) would need to be g Western Relief Road will provide a condition and facilities and is located sinchbeck and the Vernatts Drain and est to the west of the railway. Visual d, changing the character of the currently being improved in order nmental Health identify that the d to be retained as a 'green' Bus stops are on Spalding Road. f Road and a bridge over the egic allocations of land and the ale development can provide
Classification	Dev	elopable (21-25)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Pin050	Settlement:	Spalding	Phase two SHLAA sites
Address	Spalding Lifestyle, Spald	ding Road, PE11 3PB		
Site area (Hectares)	1.68 Site capacity at 30 dph:	50 Site capacity at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	owing to land clearance prospect that it would	e and school improveme be developed although c	nts. Nonetheless, if it is allo	pre costs are likely to be high ocated, there is a reasonable layed by the need to improve the apleted before year 10).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		16 34	
	Delivered in yrs 16-20		JT	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	? Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is acces the existing built-up are SITE CHARACTERISTICS hospital. It is also adjac there are residential pr by dwelling choice, layo TRANSPORT - services a hospital. Suitable and s Hospital site. Consequently, the site	ACTS - it will not have added is issues, further information lead to the loss of frastructure or communisible to Pinchbeck and Spea (defined settlement linger of the site is adjacent the ent the industrial estate operties nearby. Industriate and the use of opense and facilities are potential afe access to this site considered suitable.	tion may be required depet, nor place undue burdens ity facilities. palding's existing services amit); hospital and accessed off which has the potential to al impact on residential de	built or heritage assets. There are indant on development. on, existing infrastructure, such and facilities and is located within the new access road to the be a bad neighbour, although evelopment might be addressed eighbours would be acceptable. There is a bus stop at the
Flood risk Zone	1 2	No hazard Low hazard Danger for so	ome	No Depth Om to 0.25m
Zone:		Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
·				

Reference	Pin051	Settlement:	Spalding	Phase two SHLAA sites
Address	Farm Yard, Blue Gowt	Drove, Pinchbeck		
Site area (Hectares)	0.24 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	because it will come for		heless, if it is allocated,	ture costs are likely to be high there is a reasonable prospect that efore year 10).
Assumed delivery rat	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	Yes Yes		
	INFRASTRUCTURE - It infrastructure or comm LOCATION - It is not at Spalding or Pinchbeck the railway line. Howevernatts Drain, which with Pin024, a development Goot or bicycle and the Housing' site is development call	ccessible to Spalding or Pin's existing built-up area (dever, the development is in will enable access to Spaldoment of this scale will prosoner. The site is grade 1 agric gate Park is visible from the of Spalding on the horizonere are no bus stops. This sped. However, the develop	chbeck's existing service fined settlement limit) I tended to provide new ing and Pinchbeck's facivide its own services and lutural land to the north e site and so the area's control of the Spalding Wind to the north of Vernath, cycle and public transported.	es and is not located adjacent to because of the Vernatts Drain and crossings of the railway line and lites. In addition, in conjunction d facilities; of the Vernatts Drain and fronts character is beginning to change and facilities are not accessible by the before the adjacent 'Preferred estern Relief Road will require atts Drain is such an area. A large
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m 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	Pin052	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the East of Tydo	d Road		
Site area (Hectares)	4.98 Site capacity at 30 dph:	Site capacity at 25 dph:	125 Site capacity at 20 dph:	100 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	because it will come for	ward with Pin024. None		ure costs are likely to be high here is a reasonable prospect that fore 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:		50 99	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc existing built-up area (d is intended to provide of Spaldings facilites. In acc services and facilities; SITE CHARACTERISTICS Tydd Road. Wygate Par development of Spaldin TRANSPORT - Services a site would not be suitable development of the Spa of land to the north of M footpath, cycle and pub	ACTS - It will not have adv Romano British landscap fill not lead to the loss of unity facilities. ressible to Spalding's exist efined settlement limit) new crossings of the raily Idition, in conjunction with a site of k is visible from the site of ag on the horizon. and facilities are not accessible before the adjacent 'Falding Western Relief Rom Vernatts Drain is such an	verse impacts on natural, be, further information mexisting infrastructure, susting services and is not lobecause of the Vernatts Drayline and Vernatts Drayline and Vernatts Drayline and to the northeand so the area's characters essible by foot or bicycle and compared thousing' site is compared to the compared to the northeand so the area's characters and will require strategic all area. A large scale development	cated adjacent to Spalding's brain. However, the development in, which will enable access to t of this scale will provide its own of the Vernatts Drain and fronts er is beginning to change with the nd there are no bus stops. This
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 m Danger for al	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	Pin053	Settlement:	Spalding	Phase two SHLAA sites			
Address	Land between Spalding	Land between Spalding and Pinchbeck					
Site area (Hectares)	7.77 Site capacity at 30 dph:	233 Site capacity at 25 dph:	194 Site capacity at 20 dph:	155 Site capacity from planning permissions:			
Availability	Is the site available	Yes		P			
Explanation	Although there is no p	anning permission or all	ocation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achieva	ble? Yes					
Explanation	because it will come for	rward with Pin024. Non		ture costs are likely to be high there is a reasonable prospect that efore year 20).			
Assumed delivery rate	Delivered in yrs 1-5:						
	Delivered in yrs 6-10:		50				
	Delivered in yrs 11-15		125				
	Delivered in yrs 16-20 Delivered in yrs 21-25	:	58				
Suitability	Is the site suitable	? Yes					
Explanation	Spalding.			an seeks to be developed in , built or heritage assets. There are			
	INFRASTRUCTURE - It vinfrastructure or comm LOCATION - It is access up area (defined settle provide its own service SITE CHARACTERISTICS Pinchbeck and fronts NTRANSPORT - Services would not be suitable development of the Sp of land to the north of footpath, cycle and pu	will not lead to the loss on nunity facilities. sible to Pinchbeck's exist ment limit). In addition, es and facilities; i- The site is grade 1 agri Aill Green Road. and facilities are accessi before the adjacent 'Pref alding Western Relief Ro Vernatts Drain is such an	of existing infrastructure, so ing services and is located in conjunction with PinO2 icultural land to the west ble by foot or bicycle but ferred Housing' site is dev pad will require strategic an area. A large scale devel	d near to Pinchbeck's existing built- 4, a development of this scale will of the railway line adjacent there are no bus stops. This site eloped. However, the allocations of land and the section lopment can provide improved			
Classification	Deve	elopable (16-20)					
i iood iisk	one 1	No hazard		No Depth			
Z	one 2	Low hazard	como	0m to 0.25m			
	one 3a	Danger for s		0.25m to 0.50m			
Z	one3b	Danger for r		0.50m to 1.0m			
		Danger for a	dii	1.0m to 2.0m >2.0m			
				/ Z.UIII			

Reference	Pin054	Settlement:	Spalding	Phase two SHLAA sites
Address	Orchard House Blue 0	Gowt Drove Pinchbeck		
Site area (Hectares)	3.98 Site capacity at 30 dph:	119 Site capacity at 25 dph:	100 Site capacity at 20 dph:	80 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	because it will come f		etheless, if it is allocated	cture costs are likely to be high , there is a reasonable prospect that efore year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: 0	50 69	
Suitability	Is the site suitable	Yes		
	no major archaeologi INFRASTRUCTURE - It infrastructure or com LOCATION - It is access up area (defined settl provide its own service SITE CHARACTERISTIC and fronts Blue Gowt TRANSPORT - Service bus stops. This site wideveloped. However, allocations of land an development can pro	cal issues, further information will not lead to the loss of munity facilities. Solide to Pinchbeck's exist ement limit). In addition, the sand facilities; CS - The site is grade 1 agr Drove. The area has some and facilities are not accould not be suitable before the development of the S	ation may be required de if existing infrastructure, ing services and is located in conjunction with PinO. icultural land to the west de development to the east essible by foot but are act to the adjacent 'Preferred palding Western Relief Ro the north of Vernatts Drain cycle and public transport	oad will require strategic n is such an area. A large scale
Classification	Dev	relopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Pin055	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the East of Tydo	d Road		
Site area (Hectares)	0.82 Site capacity at 30 dph:	25 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	because it will come for		heless, if it is allocated,	ture costs are likely to be high there is a reasonable prospect that fore 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	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc existing built-up area (d is intended to provide of Spaldings facilites. In acc services and facilities; SITE CHARACTERISTICS Tydd Road. Wygate Par development of Spaldir TRANSPORT - Services at However, the developm transport is likely to be Relief Road will require such an area. A large sc	ACTS - It will not have adv. Romano British landscap ill not lead to the loss of cunity facilities. Ressible to Spalding's exist efined settlement limit) because of the railweldition, in conjunction with the site is grade 1 agriculties is visible from the site and gon the horizon. The site is are not accessed to the site, in conjunction of the site, in conjunctions of lagrange allocations of lagrange in the site, in conjunctions of the site, in conjunctions of lagrange in the site is grade 1 agricultures.	erse impacts on natural, e, further information mexisting infrastructure, so ing services and is not long to be ecause of the Vernatts of any line and Vernatts Drain Pin024, a development of the north and so the area's charact sible by foot or bicycle action with Pin024, would an However, the development and the section of land ide improved footpath, with a further information of the section of land ide improved footpath,	built or heritage assets. The site is hay be required dependant on uch as open space, green ocated adjacent to Spalding's Drain. However, the development win, which will enable access to be of the Vernatts Drain and fronts er is beginning to change with the and there are no bus stops. Provide these networks and public ment of the Spalding Western and to the north of Vernatts Drain is cycle and public transport links.
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 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	Pin056	Settlement:	Spalding	Phase two SHLAA sites
Address	Fox Glove Cottage, 4 B	lue Gowt Drove, Spaldin	g PE11 3PX	
Site area (Hectares)	1.48 Site capacity at 30 dph:	44 Site capacity at 25 dph:	37 Site capacity at 20 dph:	30 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	because it will come fo	orward with Pin024. Non		cture costs are likely to be high there is a reasonable prospect that efore 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 20	
Suitability	Is the site suitable	? Yes		
	no major archaeological INFRASTRUCTURE - It was infrastructure or community to complete the provide its own services. SITE CHARACTERISTICS and fronts Blue Gowt INTRANSPORT - Services bus stops. This site wood developed. However, the allocations of land and development can prove	al issues, further informativill not lead to the loss of land to the l	ation may be required de f existing infrastructure, ing services and is located in conjunction with PinO2 icultural land to the west e development but is oth essible by foot but are ac the adjacent 'Preferred palding Western Relief Ro ie north of Vernatts Drain cycle and public transport	cessible by bicycle but there are no I Housing' site is bad will require strategic n is such an area. A large scale
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pin057	Settlement:	Spalding	Phase two SHLAA sites		
Address	Land at Mill Green Road / Blue Gowt Drove					
Site area (Hectares)	12.43 Site capacity at 30 dph:	373 Site capacity at 25 dph:	311 Site capacity at 20 dph:	249 Site capacity from planning		
Availability	Is the site available	Yes 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	because it will come for	rward with Pin024. None		ture costs are likely to be high there is a reasonable prospect that efore year 20).		
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:		50 250 73			
Suitability	Is the site suitable?	Yes				
Explanation	Spalding. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi up area (defined settler provide its own services SITE CHARACTERISTICS and fronts Mill Green R countryside. TRANSPORT - Services a bus stops. However, the networks and public tra the Spalding Western R north of Vernatts Drain and public transport lin Consequently, the site i	ACTS - It will not have additional lissues, further informatiful not lead to the loss of unity facilities. ble to Pinchbeck's existing the limit). In addition, it is and facilities; - The site is grade 1 agricoad and Blue Gowt Drover and facilities are not accessed development of the site insport is likely to be extended and an area. A large sks.	verse impacts on natural, tion may be required dep existing infrastructure, so any services and is located in conjunction with PinO24 cultural land to the west ce. The area has some development on conjunction with Pinended to serve the area. Frategic allocations of land scale development can present the server of the serve	built or heritage assets. There are endant on development. uch as open space, green near to Pinchbeck's existing built- 4, a development of this scale will of the railway line near Pinchbeck relopment but is otherwise ressible by bicycle but there are no 1024, would provide improved lowever, the development of and the section of land to the ovide improved footpath, cycle		
Classification		lopable (16-20)				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Pin058	Settlement:	Spalding	Phase two SHLAA sites
Address	Blue Gowt Drove Pinchb	eck		
ite area (Hectares)	0.31 Site capacity at 30 dph:	9 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 alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	because it will come for		neless, if it is allocated,	ture costs are likely to be high there is a reasonable prospect that efore year 10).
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:		9	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It wi infrastructure or commu LOCATION - It is accessit up area (defined settlem provide its own services SITE CHARACTERISTICS - and is accessed from Blu TRANSPORT - Services a no bus stops. This site w developed. The developr land and the section of I provide improved footports.	unity facilities. The to Pinchbeck's existing thent limit). In addition, in and facilities; The site is grade 1 agriculate Gowt Drove. The area and facilities are not acces ould not be suitable beforment of the Spalding Wes	xisting infrastructure, so services and is located conjunction with PinO2 ltural land to the west has some development sible by foot but are acre the adjacent 'Preferitern Relief Road will receits Drain is such an are sport links.	I near to Pinchbeck's existing built- 4, a development of this scale will of the railway line near Pinchbeck but is otherwise countryside. cessible by bicycle. There are also
Classification	Devel	opable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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

Land on Blue Gowt Drove Pincbeck	Reference	Pin059	Settlement:	Spalding	Phase two SHLAA sites
Availability Is the site available? Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. Although there is no planning permission or allocation, there are no known legal or ownership problems. Achievability Is the site achievable? Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high because it will come forward with Pin024. Nonetheless, if it is allocated, there is a reasonable prospect the 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 1-6-20 Delivered in yrs 1-15: De	Address	Land on Blue Gowt Dro	ve Pincbeck		
Achievability Is the site available? Although there is no planning permission or allocation, there are no known legal or ownership problems. Achievability Is the site achievable? Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high because it will come forward with PinO24. Nonetheless, if it is allocated, there is a reasonable prospect th 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: 10 Delivered in yrs 11-15: 10 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There an no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with PinO24, a development of this scale with provide its som services and facilities; Illustration of the state of the railway line near Pinchbecl and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are not bus stops. This site would not be suitable before the adjacent 'Preferred Housing' site is developed. Blowever, the development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.	Site area (Hectares)				from planning
Suitability Is the site achievable? Yes	Availability	Is the site available	Yes Yes		P
Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high because it will come forward with Pin024. Nonetheless, if it is allocated, there is a reasonable prospect the it would be developed (assumed to begin in year 8, and be completed before year 15). Delivered in yrs 1-5:	Explanation	Although there is no pla	anning permission or alloc	ation, there are no known	legal or ownership problems.
because it will come forward with Pin024. Nonetheless, if it is allocated, there is a reasonable prospect the it would be developed (assumed to begin in year 8, and be completed before year 15). Delivered in yrs 1-5:	Achievability	Is the site achievab	Yes		
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale wi provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are repositions of the spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.	Explanation	because it will come for	ward with Pin024. Nonet	heless, if it is allocated, the	ere is a reasonable prospect that
Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability In the site suitable? The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale wi provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are reposed bus stops. This site would not be suitable before the adjacent 'Preferred Housing' site is developed. Bowever, the development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.	Assumed delivery rate				
Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability In the site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale wi provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are reported by the stopping of the service of the suitable before the adjacent 'Preferred Housing' site is developed. Browever, the development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.		· ·			
Delivered in yrs 21-25: Is the site suitable? The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale wi provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are report but stops. This site would not be suitable before the adjacent 'Preferred Housing' site is developed. Bowever, the development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.				10	
The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale wi provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are reported bus stops. This site would not be suitable before the adjacent 'Preferred Housing' site is developed. Browever, the development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.		· ·			
Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale will provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are repositions to built builties. The site is development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.	Suitability	Is the site suitable?	Yes		
Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Pinchbeck's existing services and is located near to Pinchbeck's existing built up area (defined settlement limit). In addition, in conjunction with Pin024, a development of this scale will provide its own services and facilities; SITE CHARACTERISTICS - The site is grade 1 agricultural land to the west of the railway line near Pinchbeck and fronts Blue Gowt Drove. The area has some development but is otherwise countryside. TRANSPORT - Services and facilities are not accessible by foot but are accessible by bicycle but there are repositions to built builties. The site is development of the Spalding Western Relief Road will require strategic allocations of land and the section of land to the north of Vernatts Drain is such an area. A large scale development can provide improved footpath, cycle and public transport links.	Explanation	The site is in scale with	the 5.510 dwellings which	the emerging Local Plans	seeks to be developed in
		INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is accessing area (defined settler provide its own service. SITE CHARACTERISTICS and fronts Blue Gowt DTRANSPORT - Services abus stops. This site wou developed. However, the allocations of land and development can provide	rill not lead to the loss of unity facilities. ble to Pinchbeck's existinment limit). In addition, in a sand facilities; — The site is grade 1 agricurove. The area has some and facilities are not accessed not be suitable before a development of the Spathe section of land to the de improved footpath, cy	existing infrastructure, such g services and is located no conjunction with Pin024, altural land to the west of the development but is otherwisible by foot but are access the adjacent 'Preferred Holding Western Relief Road north of Vernatts Drain is a cle and public transport lin	the as open space, green ear to Pinchbeck's existing built- a development of this scale will the railway line near Pinchbeck vise countryside. sible by bicycle but there are no busing' site is will require strategic such an area. A large scale
Classification Developable (11-15)	Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Low hazard No Depth Am to 0.25m	I IUUU IISK				
Zone 2 Low hazard Om to 0.25m Zone 3a Danger for some 0.25m to 0.50m				me	
Zone3b Danger for most 0.50m to 1.0m Danger for all 1.0m to 2.0m >2.0m			Danger for mo		0.50m to 1.0m 1.0m to 2.0m
	ı		ı		

Reference	Pin060	Settlement:	Spalding	Phase two SHLAA sites
Address	Tydd Road, Pinchbeck,	Spalding PE11 3QA		
Site area (Hectares)	7.48 Site capacity at 30 dph:	224 Site capacity at 25 dph:	187 Site capacity at 20 dph:	150 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation		anning permission or alloc are two owners, they are		vn legal or ownership problems
Achievability	Is the site achievab	Yes		
Explanation	because it will come for		heless, if it is allocated, t	ture costs are likely to be high there is a reasonable prospect that fore year 20).
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:		50 125 49	
Suitability	Is the site suitable?	Yes		
	no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not acc existing built-up area (c intended to provide ne Spaldings facilites. In ac SITE CHARACTERISTICS the railway line. It is op Wygate Park is visible fidevelopment of Spaldir TRANSPORT - Services a site would not be suital development of the Spaldir development of the Spaldir fland to the north of footpath, cycle and put	Il issues, further informativill not lead to the loss of unity facilities. Dessible to Spalding's exist lefined settlement limit). It was crossings of the railway didition a development of The site is grade 1 agricuen with some trees and horom the site and so the aring on the horizon. Mill Grand facilities are not accessole before the adjacent 'Palding Western Relief Roavernatts Drain is such an average of the such and second the such as	on may be required dependenting infrastructure, so ing services and is not look However, in conjunction or line and Vernatts Drain this scale will provide its ultural land to the north edges with scattered builteral scharacter is beginning en Road passes through its in the control of the co	ocated adjacent to Spalding's with Pin024 the development is , which will enable access to own services and facilities; of the Vernatts Drain and west of ildings, including dwellings. In the area and there are no bus stops. This
Classification	Deve	lopable (16-20)		
Flood risk Zone 1 Zone 2 Zone 3 Zone3	a	No hazard Low hazard Danger for so Danger for mo 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	Pin061	Settlement:	Spalding	Phase two SHLAA sites
Address	Highfield Nursery, High	field Lane, Pinchbeck PE1	1 3PT	
Site area (Hectares)	0.85 Site capacity at 30 dph:	26 Site capacity at 25 dph:	21 Site capacity at 20 dph:	17 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	because it will come for		heless, if it is allocated,	ture costs are likely to be high there is a reasonable prospect that efore 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 2	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - It winfrastructure or communification of the section of the sectio	ACTS - It will not have advill not lead to the loss of unity facilities. ble to Pinchbeck's existin ment limit); 2 - The site is grade 1 agricme. The area has some detail facilities are not acces development of the site I public transport is likely elief Road will require strof Vernatts Drain is such	erse impacts on natural, existing infrastructure, so g services and is located ultural land to the west evelopment but is otherwassible by foot but are accompanied, in conjunction with Pir to be extended to serve ategic allocations of landan area. A large scale de	in seeks to be developed in built or heritage assets. Each as open space, green I near to Pinchbeck's existing builtof the railway line near Pinchbeck vise countryside and so the site is cessible by bicycle but there are no no24 and other land, would provide the area. The development of d and this site, in conjunction with evelopment can provide improved
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 m 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	Stj003	Settlement:	Spalding	Phase two SHLAA sites
Address	2-4 St John's Road, Spal	ding		
Site area (Hectares)	0.98 Site capacity at 30 dph:	29 Site capacity at 25 dph:	24 Site capacity at 20 dph:	20 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Outline planning permis	ssion (ref. H16-0384-08) is	outstanding for the co	nstruction of 53 dwellings.
Achievability	Is the site achievab	Yes		
Explanation	Planning permission is o		reasonable prospect th	ture costs are likely to be 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:		53	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is accessing spalding's existing built SITE CHARACTERISTICS identify that the site is a TRANSPORT - Services a Road.	unity facilities. ble to Spalding's existing s up area (defined settleme - The site has planning pe on a list of potentially con	existing infrastructure, services and facilities arent limit); rmission for 53 dwelling taminated sites requiring by foot, bicycles and t	such as open space, green and is located within/adjacent gs. SHDC Environmental Health
Classification	Deve	lopable (06-10)		
iood iisk	Zone 1 Zone 2 Zone 3a Zone3b	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	Stj004	Settlement:	Spalding	Phase two SHLAA sites
Address	Former PO Sorting Offic	e, The Crescent, Spalding		
ite area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity 12 from planning
vailability	Is the site available	? Yes		permissions:
xplanation	Full planning permission	ı (ref H16-0724-11) is outs	tanding for the constru	iction of 12 dwellings
chievability	Is the site achievab	le? Yes		
xplanation	Planning permission is o		easonable prospect th	ture costs are likely to be low. at 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:		12	
uitability	Is the site suitable?	Yes		
	area but appropriate de INFRASTRUCTURE - It w infrastructure or commu LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services a	sign will protect built and ill not lead to the loss of eaunity facilities.	heritage assets. Additional infrastructure, solutions and facilities and limit); I mission for 12 dwelling by foot, bicycles and possible and poss	d is located within/adjacent
Classification	Deve	opable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mod 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	Stj005	Settlement:	Spalding	Phase two SHLAA sites L
Address	Hawthorn Bank, Spalding	B		
ite area (Hectares)	0.22 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	4 Site capacity 7 from planning
vailability	Is the site available?	Yes		permissions:
xplanation	Outline planing permissi	on (ref.H16-0101-11) is o	utstanding for 7 dwellin	gs net.
chievability	Is the site achievable	e? Yes		
xplanation	moderate. Planning perr	Values are moderate and nission is outstanding and pegin in year 6, and be co	there is a reasonable p	rospect that 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:		7	
uitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It wi infrastructure or commu LOCATION - It is accessibly spalding's existing built using built using the CHARACTERISTICS - TRANSPORT - Services at Bank.	ole to Spalding's existing so up area (defined settleme The site has planning per	xisting infrastructure, su ervices and facilities and nt limit); mission for 7 dwellings. by foot, bicycles and th	
Classification	Devel	opable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Stm001	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	ding Common, Spalding		
Site area (Hectares)	0.53 Site capacity at 30 dph:	Site capacity at 25 dph:	13 Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	H16-1095-13 and H16-0	0744-14 provide a single o	etached house with pa	iddock to the rear.
Achievability	Is the site achieval	Yes		
Explanation	high for reasons such a		is allocated, there is a	reasonable prospect that it would ar 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 4	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not as located within/adjacen SITE CHARACTERISTICS rear, which is being imp the north. Planning per the railway line. This wi more appropriate to ro TRANSPORT - Services a may discourage their us dwellings to the west m opening into this land a the site is suitable, it m	ACTS - It will not have advi- l issues, further informati- ill not lead to the loss of ounity facilities. accessible to Spalding's ex- spalding's existing built use. The site has planning peoplemented. It is in a row of mission also exists for 2,2 Il change the character of fund off Spalding in this look and facilities are not accessed. There are bus stops on any change the situation a	erse impacts on natura on may be required de existing infrastructure, disting services and facing area (defined settler frontage dwellings with area and this site, action. It is sible by foot and bicycothe B1172. However, and provide new access a new detached dwellit it with Stm002 and/or	hed dwelling with a paddock to the th depth development further to st of the B1172, which also crosses along with adjoining sites become les have to share road space, which the development of the 2,250 ible services and facilites. The ng which is under construction. If
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 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 Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm002	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Sou	th Drove, Spalding		
Site area (Hectares)	0.8 Site capacity at 30 dph:	24 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning permissions:
Availability	Is the site available	Yes		
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	high for reasons such a	s flood risk mitigation. If		ture costs are likely to be relatively reasonable prospect that it would ar 10).
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	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not as located within/adjacen SITE CHARACTERISTICS north. Planning permiss railway line. This will ch appropriate to round of TRANSPORT - Services a may discourage their us dwellings to the west m opening looks to be larg	ACTS - It will not have ad all issues, further informarill not lead to the loss of unity facilities. accessible to Spalding's et Spalding's existing built - The site is in a row of fision also exists for 2,250 hange the character of the Spalding in this location and facilities are not accese. There are bus stops on any change the situation	verse impacts on natura tion may be required def existing infrastructure, sexisting services and facing area (defined settler rontage dwellings with a dwellings to the west of the area and this site, alorn. Bessible by foot and bicyclan the B1172. However, than disprovide new access wate carriageway. The frontage way.	In seeks to be developed in a large pendant on development. Such as open space, green a lities as other sites and is not ment limit); such development further to the the B1172, which also crosses the green with adjoining sites become more as have to share road space, which the development of the 2,250 able services and facilities. The entage road has no footway.
Flood risk Zone 1 Zone 2 Zone 3	L	No hazard Low hazard Danger for so Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
				0.50m to 1.0m 1.0m to 2.0m

Reference	Stm003	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spal	ding Common, Spalding		
Site area (Hectares)	0.71 Site capacity at 30 dph:	21 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it		costs are likely to be low. If it is umed 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:		21	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - It winfrastructure or commopen space in the SHDC located against the combot LOCATION - It is more a within/adjacent Spaldinimmediately to the nord SITE CHARACTERISTICS north. Planning permiss railway line. This will chappropriate to round of TRANSPORT - Services a may discourage their us	ACTS - It will not have ad ill lead to the loss of exituality facilities. The OS possible to Spalding's existing built up areasth; - The site is in a row of force in also exists for 2,250 ange the character of the Spalding in this location and facilities are not access. There are bus stopps and change the situation	verse impacts on natural, sting infrastructure, such a lan names the site as Play ver, the site does not appear visting services and facility (defined settlement limit) and the dwellings to the west of the area and this site, along in. essible by foot and bicycle on the B1172. However, the and provide new accessible and provide new accessible sites and provide new accessible sites.	as open space, green ing Field and it is allocated as ear to be accessible It is well ies than other sites and is located c). There is a community centre the B1172, which also crosses the g with adjoining sites become more as have to share road space, which the development of the 2,250
Classification Zone 1 Zone 2 Zone 3 Zone 3t	a	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm004	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spald	ing Common, Spalding		
Site area (Hectares)	4.66 Site capacity at 30 dph:	140 Site capacity at 25 dph:	Site capacity at 20 dph:	93 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	ining permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation	including school improve	ments. If it is allocated t may be delayed by the	, there is a reasonable pr e need to improve the w	costs are likely to be relatively low, cospect that it would be developed vater and foul sewerage network
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:		25 115	
Suitability	Is the site suitable?	Yes		
	no major archaeological INFRASTRUCTURE - It wil infrastructure or commu LOCATION - It is not as ad located within/adjacent SITE CHARACTERISTICS - north and south. Planning crosses the railway line. The become more appropriat TRANSPORT - Services and may discourage their used wellings to the west ma	issues, further informa I not lead to the loss of nity facilities. ccessible to Spalding's e Spalding's existing built The site is in a row of fig permission also existing this will change the chartest or ound off Spalding and facilities are not access. There are bus stops only change the situation ting nursery site would suitable to provide access.	existing services and facility area (defined settlem ontage dwellings with districtory, 250 dwellings to the for 2,250 dwellings to the factor of the area and the inthis location. It is sible by foot and bicyclem the B1172. However, the factor of the area can be feasible with access fess to this site.	, built or heritage assets. There are bendant on development. Such as open space, green lities as other sites and is not ment limit); epth development further to the he west of the B1172, which also his site, along with adjoining sites es have to share road space, which he development of the 2,250 ble services and facilites. Reroom Spalding Common. Cradge
Classification	Develo	opable (11-15)		
Zo Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for a	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Stm005	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Spa	lding Drove, Spalding		
Site area (Hectares)	11.97 Site capacity at 30 dph:	359 Site capacity at 25 dph:	299 Site capacity at 20 dph:	239 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 kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high. Nonetheless, if it i		sonable prospect that i	cture costs are likely to be relatively t would be developed (assumed to
Assumed delivery rate	•			
	Delivered in yrs 6-10:		50 250	
	Delivered in yrs 11-15: Delivered in yrs 16-20		59	
	Delivered in yrs 21-25:		33	
Suitability	Is the site suitable?	Yes		
				n the wider setting of the Spalding
	Conservation Area. Mit could be used to compl approach to layout, wit Romano British landsca INFRASTRUCTURE - It w LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS Coronation Channel, Sp Drove with a recent pla Together they round of list of potentially conta TRANSPORT - Services a No local bus stops. Safe Slooten building. Acces both vehicular and ped this section of Spalding	igation in the form of nate ment the existing trees. In development set back ope. If the control of the loss of t	curalistic planting along A design brief should e into the site. The site is existing infrastructure. services and facilities a lent limit); aber that form a block one. There is also an allow business park, with an and still be provided onto Could not be suitable. The be provided northward ition, has no footways residued be provided onto the suitable.	In the wider setting of the Spalding the Coronation Channel frontage mphasise a landscape drive located within a significant Iron Age and is located within/adjacent fland between Cowbit Road, the cated employment site on Spalding other to the south against the A16. Health identify that the site is on a roads do not encourage bicycle use by the demolition of the ere would be an expectation that dis into the town via Clay Lake and no street lighting and a high es on its east side and the existing
Classification	Conservation Area. Mit could be used to compl approach to layout, wit Romano British landsca INFRASTRUCTURE - It w LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS Coronation Channel, Sp Drove with a recent pla Together they round of list of potentially conta TRANSPORT - Services a No local bus stops. Safe Slooten building. Access both vehicular and pedthis section of Spalding proportion of the traffic scrap metal facility.	igation in the form of nate ment the existing trees. In development set back ope. If the control of the loss of t	uralistic planting along A design brief should e into the site. The site is existing infrastructure. services and facilities a lent limit); aber that form a block one. There is also an allo business park, with an and still be provided onto Could not be suitable. The be provided northward ition, has no footways residued be provided onto the suitable.	the Coronation Channel frontage mphasise a landscape drive located within a significant Iron Age and is located within/adjacent fland between Cowbit Road, the cated employment site on Spalding other to the south against the A16. Health identify that the site is on a proads do not encourage bicycle use to be when the site is on a significant to the south against the A16 into the town via Clay Lake and no street lighting and a high

Reference	Stm006	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	lding Common, Spalding		
Site area (Hectares)	1.41 Site capacity at 30 dph:	42 Site capacity at 25 dph:	35 Site capacity at 20 dph:	28 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such a	s flood risk mitigation. If		easonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 18	
	Delivered in yrs 16-20		10	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with	the 5,510 dwellings whi	ch the emerging Local Plar	seeks to be developed in
	infrastructure or comm LOCATION - It is not as located within/adjacen SITE CHARACTERISTICS north and south. Plannicrosses the railway line become more appropri TRANSPORT - Services a may discourage their us dwellings to the west m be feasible to access th suitable to provide access	unity facilities. accessible to Spalding's et Spalding's existing built - The site is in a row of fing permission also exist . This will change the chate to round off Spalding and facilities are not access. There are bus stops chay change the situation is site from a new access.	t up area (defined settleme frontage dwellings with de s for 2,250 dwellings to the aracter of the area and this g in this location. essible by foot and bicycles on the B1172. However, the and provide new accessib s onto Spalding Common build be developed together	ies as other sites and is not ent limit); pth development further to the e west of the B1172, which also s site, along with adjoining sites s have to share road space, which e development of the 2,250 le services and facilites. It would out Cradge Bank Road is not
Classification	Deve	lopable (11-15)		
Flood risk Zone		No hazard Low hazard		No Depth
Zone		Danger for s	ome	0m to 0.25m 0.25m to 0.50m
Zone		Danger for n Danger for a	nost	0.50m to 1.0m 1.0m to 2.0m >2.0m
1		l		1

Reference	Stm007	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	lding Common, Spalding		
Site area (Hectares)	0.66 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	high for reasons such a		it is allocated, there is a	cture costs are likely to be relatively reasonable prospect that it would ar 10).
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:		20	
Suitability	Is the site suitable	Yes		
	no major archaeologica INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not as located within/adjacen SITE CHARACTERISTICS north. Planning permiss railway line. This will chappropriate to round o TRANSPORT - Services amay discourage their undwellings to the west in bungalow would have to do so and could possible.	al issues, further informa vill not lead to the loss of nunity facilities. accessible to Spalding's et t Spalding's existing built - The site is in a row of f sion also exists for 2,250 nange the character of th ff Spalding in this locatio and facilities are not accese. There are bus stops on any change the situation	tion may be required def existing infrastructure, existing services and facility area (defined settler rontage dwellings with a dwellings to the west of the area and this site, along the service area and this site, along the B1172. However, and provide new accessivide a new junction. The he Stm001 and Stm002	depth development further to the fithe B1172, which also crosses the mg with adjoining sites become more les have to share road space, which the development of the 2,250 lible services and facilites. The plot appears to be wide enough to
Classification	Deve	lopable (06-10)		
Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a	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	Stm008	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	alding Common, Spalding	;	
Site area (Hectares)	0.12 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		reasonable prospect that		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		4	
Suitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - It infrastructure or comm LOCATION - It is not as located within/adjacer SITE CHARACTERISTICS north and south. Plant crosses the railway line become more appropr TRANSPORT - Services may discourage their undwellings to the west resuitable for a single plot.	will not lead to the loss on nunity facilities. I accessible to Spalding's at Spalding's existing buil 5 - The site is in a row of ning permission also exist e. This will change the character is interested in a country of the country of th	existing infrastructure, sexisting services and facilit up area (defined settler frontage dwellings with desired for 2,250 dwellings to the area and the gring in this location. The existing infrastructure, sexisting in the B1172. However, the and provide new accessions are serviced for the B1172.	l, built or heritage assets. such as open space, green lities as other sites and is not nent limit); epth development further to the he west of the B1172, which also nis site, along with adjoining sites es have to share road space, which the development of the 2,250 ible services and facilites. This is
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm009	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of Bu	rr Lane, Spalding		
Site area (Hectares)	0.91 Site capacity at 30 dph:	27 Site capacity at 25 dph:	23 Site capacity at 20 dph:	18 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	-	sonable prospect that it		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:		24 3	
	Delivered in yrs 16-20		,	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	Yes		
Explanation	The site is in scale with	the 5,510 dwellings wh	ich the emerging Local Pla	in seeks to be developed in
	infrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS Road, the Coronation Con Spalding Drove with against the A16. Togeth the site is on a list of pot TRANSPORT - Burr Land development in this are cycling linkages to the principle of developing developed in conjunction	unity facilities. ible to Spalding's existin up area (defined settlet - The site is part of a nuthannel, Spalding Drove a recent planning perm per they round off Spald pentially contaminated e is not suitable to provi ea, having no footways, rest of Spalding. There a this area of Spalding sh	ment limit); Imber of sites that form a and Burr Lane. There is all ission for new business paing in this location. SHDC sites requiring further invide access to services and poor access onto Barrier I re no bus stops on roads abould be found to be accept	block of land between Cowbit so an allocated employment site ark, with another to the south Environmental Health identify that
Classification	Deve	lopable (11-15)		·
i loou i lak	ne 1	No hazard		No Depth
	ne 2 ne 3a	Low hazard Danger for s	some	0m to 0.25m 0.25m to 0.50m
	ne3b	Danger for i	nost	0.50m to 1.0m
		Danger for a	311	1.0m to 2.0m >2.0m
				2.0111

Reference	Stm010	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Spa	lding Common, Spalding		
Site area (Hectares)	2.09 Site capacity at 30 dph:	63 Site capacity at 25 dph:	52 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla Two owners, but they a		ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	including school improvalthough commenceme	rements. If it is allocated,	there is a reasonable pr need to improve the w	costs are likely to be relatively low, rospect that it would be developed vater and foul sewerage network
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		25 38	
	Delivered in yrs 11-15: Delivered in yrs 16-20		38	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	no major archaeological INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not as located within/adjacent SITE CHARACTERISTICS B1172, which also cross with adjoining sites becoming their used wellings to the west may discourage their used wellings to the west may common is suitable to the total three is however no for site by a connection from conjunction with the Step Consequently the site is	I issues, further informaticial not lead to the loss of counity facilities. Caccessible to Spalding's extra Spalding's existing built use the site is adjacent the pass the railway line. This was more appropriate to and facilities are not accesse. There are bus stops on any change the situation approvide access and the frootway on the west side of mather permitted Holland mo28 site to the north.	on may be required dependent of the existing services and facility area (defined settlem planning permission for will change the character ound off Spalding in the sible by foot and bicycle the B1172. However, the provide new accession tage would provide as Spalding Common. It were the site which the site	2,250 dwellings to the west of the r of the area and this site, along
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 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

Reference	Stm011	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Spa	alding Common, Spalding	;	
Site area (Hectares)	9.76 Site capacity at 30 dph:	293 Site capacity at 25 dph:	244 Site capacity at 20 dph:	195 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p Two owners, but they		ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	high for reasons such a	as flood risk mitigation. I		cture costs are likely to be relatively reasonable prospect that it would ear 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		50 243	
Suitability	Is the site suitable	Yes Yes		
	LOCATION - It is not as located within/adjacer SITE CHARACTERISTICS also exists for 2,250 duthe character of the ar Spalding in this location contaminated sites reconstructed the contaminated sites reconstructed to the contaminated sites and sites are contaminated to the contaminated sites reconstructed to the contaminated s	nt Spalding's existing buil S - The site is between St wellings to the west of the rea and this site, along wen. SHDC Environmental quiring further investigat and facilities are not accups on the B1172, & the design of the standard of the standard for the	existing services and facit up area (defined settler ennett Avenue and Cradge B1172, which also crossith adjoining sites becom Health identify that the sion. essible by foot and local evelopment of the 2,250 Common is suitable to proptable. A connection ontivelopment to work.	lities as other sites and is not ment limit); ge Bank Road. Planning permission ses the railway line. This will change e more appropriate to round off ite is on a list of potentially roads may not encourage bicycle dwellings to the west may provide ovide access to this site. Vehicular o Stennett Avenue might be
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s 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	Stm012	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north-west	of Spalding Common, Sp	palding	
Site area (Hectares)	Site capacity at 30 dph:	3061 Site capacity at 25 dph:	2551 Site capacity at 20 dph:	#### Site capacity #### from planning permissions:
Availability	Is the site available	Yes		P
Explanation		permission is outstanding pace, access and estate I		strict centre, 2 local centres,
Achievability	Is the site achieval	Yes		
Explanation	Planning permission is		a reasonable prospect that	ure costs are likely to be high. at 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:		500 500 500 500	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS which also crosses the identify that the site is TRANSPORT - Services is	vill not lead to the loss on nunity facilities. ible to Spalding's existing up area (defined settler - The site has planning prailway line. This will cha on a list of potentially co	ment limit); permission for 2,250 dwell ange the character of the a portaminated sites requirin assible by foot, bicycle and	d is located within/adjacent ings to the west of the B1172, area. SHDC Environmental Health g further investigation.
Classification	Deve	lopable (21-25)		
Flood risk Zone 1 Zone 2 Zone 3	la Ba	No hazard Low hazard Danger for s 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	Stm014	Settlement:	Spalding	Phase two SHLAA sites L
Address	Land off Cradge Bank	, Spalding		
ite area (Hectares)	0.18 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	4 Site capacity 10 from planning
vailability	Is the site availab	Yes		permissions:
xplanation	constructed. A planni		1) has been submitted t	dwellings. Two appear to have been to construct a large house on the
chievability	Is the site achieva	Yes		
xplanation	permission is outstan		ole prospect that it will	costs are likely to be low. Planning soon be developed (assumed to
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 0	10	
uitability	Is the site suitabl	e? Yes		
	INFRASTRUCTURE - It infrastructure or com LOCATION - It is accessorable spalding's existing but SITE CHARACTERISTIC for 10 dwellings. TRANSPORT - Service	ssible to Spalding's existing s ilt up area (defined settleme	existing infrastructure, services and facilities are the limit); Cradge Bank industrial actions by foot, bicycle and the limit in the limit is the limit in the limit in the limit is the limit in the limit is the limit in the limit in the limit is the limit in the l	such as open space, green nd is located within/adjacent area and has planning permission
Classification	Dev	relopable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Stm015	Settlement:	Spalding	Phase two SHLAA sites
Address	Land between Cowbit F	Road and Spalding Drove	e, Spalding	
Site area (Hectares)	5.79 Site capacity at 30 dph:	174 Site capacity at 25 dph:	145 Site capacity at 20 dph:	116 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or all	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such a	s flood risk mitigation. If		re costs are likely to be relatively easonable prospect that it would 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:		50 124	
Suitability	Is the site suitable?	Yes		
Explanation	is within the Spalding C Conservation Area. Its consufficient information Iron Age Romano Britis INFRASTRUCTURE - It was LOCATION - It is accessify Spalding's existing built SITE CHARACTERISTICS Coronation Channel, Spalding that a recent platogether they round of TRANSPORT - Services a use. No local bus stops, junction and the site do anyway. If the principle would have to be devel may provide new cycles and consequently the site is	ACTS - It will not have acconservation Area, & its development will also in a on which to determine the landscape. If I not lead to the loss of the ble to Spalding's existing up area (defined settler). The site is one of a nuitalding Drove and Burr Lanning permission for near for Spalding in this location of accilities are not according to the opening onto Cowners not extend all the way of developing this area oped in conjunction with ways and bus routes as a considered suitable for	development will impact of a pact on the setting of 48 of the overall effect. The site of existing infrastructure. If existing infrastructure, are services and facilities and ment limit); where that form a block of lane. There is also an allocate we business park, with anot in. The existing infrastructure is also an allocate where is also an allocate where is also an allocate when it is also an allocate where it is also an allocate where it is also an allocate where it is also and local resolution in the service is also and local resolution in the service is also an allocate it is also and local resolution.	assets, but the frontage of the site in the character & setting of the Cowbit Road, although there is is located within a significant is located within/adjacent and between Cowbit Road, the sted employment site on Spalding ther to the south against the A16. The sads may not encourage bicycle in to provide the necessary in is not suitable to provide access and to be acceptable, this site linated development of the area and facilites.
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm016	Settlement:	Spalding	Phase two SHLAA sites
Address	Land between Cowbit R	oad and Spalding Drove	, Spalding	
Site area (Hectares)	26.29 Site capacity at 30 dph:	789 Site capacity at 25 dph:	657 Site capacity at 20 dph:	526 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	inning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such as	flood risk mitigation. If		cture costs are likely to be relatively reasonable prospect that it would ear 25).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		250 250 239	
Suitability	Is the site suitable?	Yes		
	in a significant Iron Age development. INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS Road, the Coronation Con Spalding Drove with against the A16. Togeth the site is on a list of po TRANSPORT - Services a may discourage their us Cowbit Road appears to not appear to abut Spal	Romano British landsca ill not lead to the loss of unity facilities. ble to Spalding's existing up area (defined settler - The site is part of a nu- hannel, Spalding Drove a a recent planning permi er they round off Spaldi tentially contaminated and facilities are not accu- te. There are no bus stop to be wide enough to pro- ding Drove, which is not a may provide new cycl	pe, further information of existing infrastructure, g services and facilities a ment limit); mber of sites that form a fand Burr Lane. There is a fission for new business programmers in this location. SHDO sites requiring further intessible by foot and bicycos on roads adjoining the vide a safe and suitable is suitable to provide acceeways and bus routes as	I, built or heritage assets. The site is may be required dependant on such as open space, green and is located within/adjacent a block of land between Cowbit also an allocated employment site bark, with another to the south a control Environmental Health identify that westigation. Les have to share road space, which a site. The site's frontage onto access into this land. The site does less anyway. The coordinated well as accessible services and
Classification	Deve	lopable (21-25)		
liourisk	Zone 1 Zone 2 Zone 3a Zone3b	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

Reference	Stm017	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Spa	lding Drove, Spalding		
Site area (Hectares)	8.66 Site capacity at 30 dph:	260 Site capacity at 25 dph:	216 Site capacity at 20 dph:	173 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permosions
Explanation	Although there is no pla	anning permission or allo	ocation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such as	s flood risk mitigation. If		ure costs are likely to be relatively easonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20		210	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	In anala with the F F10	dwellings sought for Spa	lalia a	
	SITE CHARACTERISTICS Road, the Coronation C on Spalding Drove with against the A16. Togeth the site is on a list of po TRANSPORT - Services a use. No local bus stops. found to be acceptable coordinated developme improvements to Spald	hannel, Spalding Drove a a recent planning permi aer they round off Spaldi atentially contaminated s and facilities are not acce access from Spalding Dr , this site would have to ent of the area would ne	mber of sites that form a land Burr Lane. There is als ssion for new business pang in this location. SHDC sites requiring further invessible by foot and local reve would not be acceptibe developed in conjuncted to provide new cyclew accessible services and fa	oads may not encourage bicycle able. Should development be ion with adjacent sites. The rays and bus routes and make
Classification	Deve	lopable (11-15)		
Flood risk Zone :	1	No hazard		No Depth
Zone 2	2	Low hazard		0m to 0.25m
Zone 3		Danger for so Danger for m		0.25m to 0.50m
Zone3	30	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
1		ı		'

Address							
	Land between Cowbit Road and Spalding Drove, Spalding						
Site area (Hectares)	37.6 Site capacity at 30 dph:	Site capacity at 25 dph:	940 Site capacity at 20 dph:	752 Site capacity from planning permissions:			
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 achieval	Yes					
Explanation	high for reasons such a	s flood risk mitigation. If		ture costs are likely to be relatively reasonable prospect that it would ear 25).			
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:		400 500 228				
Suitability	Is the site suitable?	Yes					
	in a significant Iron Age development. INFRASTRUCTURE - It w LOCATION - It is access: Spalding's existing built SITE CHARACTERISTICS Coronation Channel, Sp Drove with a recent pla round off Spalding in the potentially contaminate TRANSPORT - Services a use. No local bus stops access to be provided, a provided. Spalding Drov via Burr Lane and the libe an expectation that town via Clay Lake and lighting and a high propand the existing scrap r	Romano British landsca vill not lead to the loss of ble to Spalding's existing up area (defined settler - The site is one of a nur alding Drove and Burr L nning permission for ne is location. SHDC Enviro ed sites. and facilities are not accommodate. The site has a large end although the bank would we would not be suitable ink road running along the both vehicular and pede this section of Spalding portion of the traffic usin	f existing infrastructure. g services and facilities and ment limit); mber that form a block of ane. There is also an allow business park, with anonmental Health identify essible by foot and local bugh frontage onto Barried need to be reinforced as to provide access to this ne line of the old March restrian access should also Common is in poor conding it is HGVs attending the	I, built or heritage assets. The site is may be required dependant on and is located within/adjacent fland between Cowbit Road, the cated employment site on Spalding other to the south. Together they that the site is on a list of roads may not encourage bicycle er Bank for a safe and suitable and a new frontage footway is site. Whilst access onto the A16 ailway would be good, there would be provided northwards into the lition, has no footways no street e various businesses on its east side			
Classification	Deve	lopable (21-25)					
Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	Stm019	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of Bu	rr Lane, Spalding		
Site area (Hectares)	2.17 Site capacity at 30 dph:	65 Site capacity at 25 dph:	54 Site capacity at 20 dph:	43 Site capacity from planning permissions:
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	high for reasons such a	s flood risk mitigation. If		ure costs are likely to be relatively easonable prospect that it would · 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:		50 15	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA in a significant Iron Age development INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi Spalding's existing built SITE CHARACTERISTICS Road, the Coronation C on Spalding Drove with against the A16. Togeth TRANSPORT - Burr Lane development in this are cycling linkages to the r principle of developing developed in conjunction	ACTS - It will not have adv Romano British landscap will not lead to the loss of unity facilities. ble to Spalding's existing up area (defined settlem - The site is part of a nun hannel, Spalding Drove a a recent planning permis per they round off Spalding is not suitable to provides, having no footways, p est of Spalding. There are this area of Spalding sho	verse impacts on natural, be, further information mexisting infrastructure, so services and facilities and the form a limit); and Burr Lane. There is also so for new business pang in this location. e access to services and form access onto Barrier Ele no bus stops on roads a uld be found to be accept	built or heritage assets. The site is lay be required dependant on such as open space, green dis located within/adjacent solock of land between Cowbit so an allocated employment site lark, with another to the south facilities for new residential sank and poor pedestrian and djoining the site. However, if the table, this site would have to be
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 m Danger for al	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	Stm021	Settlement:	Spalding	Phase two SHLAA sites				
Address	Land to the north of Bu	rr Lane, Spalding						
Site area (Hectares)	1.75 Site capacity at 30 dph:	52 Site capacity at 25 dph:	44 Site capacity at 20 dph:	35 Site capacity from planning permissions:				
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						
Explanation	high for reasons such a	s flood risk mitigation. If		cture costs are likely to be relatively reasonable prospect that it would ar 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:		50 2					
Suitability	Is the site suitable	Yes						
	in a significant Iron Age development. INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS Road, the Coronation Con Spalding Drove with against the A16. Togeth the site is on a list of potential transport of the site is on the interval of the site is on the site is on the site in the site in the site is on the site in the site in the site is onto the site in the site in the site in the site is onto the site in th	Romano British landsca vill not lead to the loss of unity facilities. ible to Spalding's existing up area (defined settler - The site is part of a nu- thannel, Spalding Drove a recent planning perm her they round off Spaldi otentially contaminated is not suitable to provide ea, having no footways, rest of Spalding. There at this area of Spalding sho	g services and facilities a ment limit); mber of sites that form a and Burr Lane. There is a ission for new business ping in this location. SHD sites requiring further in de access to services and poor access onto Barrier re no bus stops on roads buld be found to be acce	II, built or heritage assets. The site is may be required dependant on such as open space, green a block of land between Cowbit also an allocated employment site park, with another to the south C Environmental Health identify that exestigation. I facilities for new residential Bank and poor pedestrian and adjoining the site. However, if the ptable, this site would have to be				
Classification	Deve	lopable (11-15)						
Zone Zone Zone Zone Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for r 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	Stm023	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of B	urr Lane, Spalding		
Site area (Hectares)	0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		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		9	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - It infrastructure or comic LOCATION - It is access Spalding's existing buic SITE CHARACTERISTIC Road, the Coronation on Spalding Drove wit against the A16. Toget TRANSPORT - Burr Lar development in this accycling linkages to the principle of developing developed in conjunct	nunity facilities. sible to Spalding's existing It up area (defined settlen S - The site is part of a nur Channel, Spalding Drove a h a recent planning permi ther they round off Spaldi ie is not suitable to provid ea, having no footways, p rest of Spalding. There ar	services and facilities and nent limit); mber of sites that form a site and facilities and Burr Lane. There is a ssion for new business ping in this location. The access to services and poor access onto Barrier e no bus stops on roads and be found to be acception.	, built or heritage assets. such as open space, green and is located within/adjacent block of land between Cowbit lso an allocated employment site ark, with another to the south facilities for new residential Bank and poor pedestrian and adjoining the site. However, if the otable, this site would have to be
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Stm025	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of B	Burr Lane, Spalding		
Site area (Hectares)	0.26 Site capacity at 30 dph:	8 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	high for reasons such	·	it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ir 10).
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:)	8	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - It infrastructure or come LOCATION - It is access Spalding's existing but SITE CHARACTERISTIC Road, the Coronation on Spalding Drove wit against the A16. Toge the site is on a list of parameters of the TRANSPORT - Burr Lar development in this a cycling linkages to the principle of developing developed in conjuncting the structure of the principle of developing developed in conjuncting the structure of the principle of developing developed in conjuncting the structure of the str	munity facilities. sible to Spalding's existing lt up area (defined settlers S - The site is part of a nu Channel, Spalding Drove the a recent planning permether they round off Spald potentially contaminated one is not suitable to province, having no footways, e rest of Spalding. There a	f existing infrastructure, so g services and facilities are ment limit); mber of sites that form a and Burr Lane. There is a ission for new business ping in this location. SHDC sites requiring further involved access to services and poor access onto Barrier re no bus stops on roads buld be found to be access	such as open space, green and is located within/adjacent block of land between Cowbit lso an allocated employment site ark, with another to the south Environmental Health identify that
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s 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	Stm027	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the west of Fe	n End Lane, Spalding		
ite area (Hectares)	0.24 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning
vailability	Is the site available	e? Yes		permissions:
ixplanation	Although there is no pl	lanning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
xplanation		asonable 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		7	
Buitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - It vinfrastructure or comm LOCATION - It is access Spalding's existing buil SITE CHARACTERISTICS Road, which is much h TRANSPORT - Services may discourage their ufen End Lane for a sing residential developme	sible to Spalding's existing s t up area (defined settleme 5 - The site is behind dwelli igher than the site level. and facilities are not acces ise. There are no bus stops	existing infrastructure, services and facilities buent limit); ngs that face onto Fen E sible by foot and bicycle on roads adjoining the Burr Lane onto Barrier	
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Stm028	Settlement:	Spalding	Phase two SHLAA sites
Address	The Elders	a a latte a		
Site area (Hectares)	3.6 Site capacity at 30 dph:	108 Site capacity at 25 dph:	90 Site capacity at 20 dph:	72 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	including school improvalthough commenceme	ements. If it is allocated,	there is a reasonable pre need to improve the w	costs are likely to be relatively low, rospect that it would be developed vater and foul sewerage network
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 83	
Suitability	Is the site suitable	Yes		
	no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is not as within/adjacent Spaldir SITE CHARACTERISTICS B1172, which also cross with adjoining sites becamy discourage their undwellings to the west in Common is suitable to There is however no foin conjunction with the	Il issues, further informativill not lead to the loss of unity facilities. accessible to Spalding's eng's existing built up area - The site is near the plar ses the railway line. This some more appropriate to and facilities are not accesse. There are bus stops on any change the situation approvide access and the frotway on the west side o	existing infrastructure, so existing services and facil (defined settlement limining permission for 2,25 will change the characte or round off Spalding in the B1172. However, the and provide new accessiontage would provide as f Spalding Common. Ide	50 dwellings to the west of the r of the area and this site, along
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for m Danger for al	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	Stm029	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the north of B	urr Lane, Spalding		
Site area (Hectares)	0.92 Site capacity at 30 dph:	28 Site capacity at 25 dph:	23 Site capacity at 20 dph:	18 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		is a reasonable prospect		costs are likely to be relatively low. ed (assumed to begin in year 8, 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		24 4	
Suitability	Is the site suitable	Yes Yes		
	not have adverse impa form a block of land be also an allocated empl park, with another to to location. INFRASTRUCTURE - It v LOCATION - It is access to Spalding's existing to SITE CHARACTERISTICS 'bad neighbour' uses, & TRANSPORT - services Highway Authority has for new residential dev pedestrian and cycling However, if the princi	ects on the charcater and etween Cowbit Road, the coyment site on Spalding the south against the A16 will not lead to the loss of sible to Spalding's existing built up area (defined settings of the site has no intrinsings at the site has no intrinsings at the site has no intrinsings are potentially as commented that Burr Lawelopment in this area, hardlinkages to the rest of Spale of developing this are eloped in conjunction with	appearnace of the area - Coronation Channel, Spa Drove with a recent plant. 5. Together they potential f, nor place undue burder g services and facilities but element limit); c amenity value, is not ag ed land. y accessible on foot & by ane is not suitable to provaving no footways, poor a balding. There are no bus ea of Spalding should be for	, built or heritage assets, and will it is one of a number of sites that alding Drove and Burr Lane. There is ning permission for new business lly round off Spalding in this as upon, existing infrastructure. It is not located within or adjacent ricultural land, there are no nearby bicycle, & by public transport. The vide access to services and facilities access onto Barrier Bank and poor stops on roads adjoining the site. ound to be acceptable, this site
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm030	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Barr	ier Bank and north of Bur	r lane, Spalding	
Site area (Hectares)	5.19 Site capacity at 30 dph:	156 Site capacity at 25 dph:	130 Site capacity at 20 dph:	104 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 knov	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such as		netheless, if it is allocate	eure costs are likely to be relatively ed, there is a reasonable prospect ed 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:		50 54	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPA not have adverse impact form a block of land be also an allocated employark, with another to the location. INFRASTRUCTURE - It was LOCATION - It is accessing to Spalding's existing but SITE CHARACTERISTICS & it is previously development of the same of Spalding showith adjacent sites.	ACTS - It will not have advects on the charcater and a tween Cowbit Road, the Coyment site on Spalding Diversity of the south against the A16. Will not lead to the loss of, ble to Spalding's existing suilt up area (defined settle - the site has no intrinsic apped land. However, the site facilities are potentially if does not have a frontage ould be found to be accepted seconsidered suitable.	erse impacts on natural, ppearance of the area - oronation Channel, Sparove with a recent plann Together they potential nor place undue burden services and facilities burdent limit); amenity value, there are ite is best and most versaccessible on foot & by e onto a public highway	built or heritage assets, and will it is one of a number of sites that lding Drove and Burr Lane. There is sing permission for new business ly round off Spalding in this as upon, existing infrastructure. It is not located within or adjacent eno nearby 'bad neighbour' uses, satile agricultural land. bicycle, & by public transport. This but, if the principle of developing ave to be developed in conjunction
Classification		lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stm031		Settlement:	Spa	alding	Phase two SHLAA sites
Address	Land to the south of Fe	n End La	ne, Spalding			
Site area (Hectares)	6.33 Site capacity at 30 dph:	190	Site capacity at 25 dph:		Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	anning p	ermission or all	ocation, th	ere are no know	n legal or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation		, if it is a	llocated, there	is a reason	able prospect th	osts are also likely to be nat it would 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:			50 125 15		
Suitability	Is the site suitable?		No			
	residential developmen Spalding's main built-up area's character is none of this site. INFRASTRUCTURE - it w LOCATION - it is less act to Spalding's existing bus SITE CHARACTERISTICS agricultural land, and is employment developm	t of this of area are theless will not lecessible wilt-up are the sit not prevent, whi it is unlift on foot,	site would harm od, although the rural. This charm ad to the loss of to Spalding's ex- tea. te has no intrins- viously develop th may may im kely to create of by bicycle, or be	n the chara ere is an ex acter would if, nor place isting servi ic amenity ed. Further pact on the r exacerba by public tra	acter or appeara isting group of d d be undermined e undue burdens ces & facilities, & value. However more, the site a e amenities enjo te traffic probles ansport.	on natural or heritage assets, the nce of the area - it is unrelated to wellings off Fen End Lane, the d by the residential development on, existing infrastructure is not located within or adjacent r, it is best and most versatile buts land allocated for mixed use yed by any dwellings. ms, services & facilities are
Classification	Unde	velop	able			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for Danger for Danger for	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	Stp001	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Swi	ndlers Drove, Spalding		
Site area (Hectares)	0.95 Site capacity at 30 dph:	28 Site capacity at 25 dph:	24 Site capacity at 20 dph:	19 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation		anning permission or alloat the site will not be av		wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	though flood mitigation	n costs are likely. If it is a		ture costs are likely to be low, nable prospect that it would be 5).
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 4	
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is not acc within/adjacent Spaldir SITE CHARACTERISTICS create an isolated and icharacter; TRANSPORT - Services and there are bus stops	will not lead to the loss on nunity facilities. cessible to Spalding's exiong's exiong's existing built up area - The site is unrelated to incongruous group of dwand facilities are not acc	f existing infrastructure, so sting services and facilities a (defined settlement lime to the town's main built-up wellings in the countryside essible by foot, bicycles v	
Classification	Unde	evelopable		
Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for r 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	Stp002	Settle	ement:	Spalding	Phase two SHLAA sites			
Address	Land to the south of Holbeach Road, Spalding							
Site area (Hectares)	5.06 Site capacity at 30 dph:		capacity 5 dph:	126 Site capacity at 20 dph:	101 Site capacity from planning			
Availability	Is the site available	?	Yes		permissions:			
Explanation	Although there is no pla	nning permi	ssion or alloca	tion, there are no knov	wn legal or ownership problems.			
Achievability	Is the site achievab	le?	No					
Explanation	and residential use. The	number of he number of	nouses envisag dwellings and	ed is 5 hectares would the form of developm	otel, A3/A4, car showroom, leisure be used for non-residential ent proposed is unknown, it is			
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:			_				
Suitability	Is the site suitable?		No					
Explanation	Spalding. ENVIRONMENTAL IMPA INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi Spalding's existing built up area of the town; SITE CHARACTERISTICS would create an isolate area's character. SHDC sites requiring further in TRANSPORT - Some ser town centre. There is a Holbeach Road, west of pedestrian friendly owing Consequently the site is	ACTS - It will in the control of the	not have adveron the loss of existing seined settlement well relate ruous group of all Health iden ared footpath at Springfield ume of traffic unsuitable for	rse impacts on natural, disting infrastructure, so ervices and facilities, but I limit) because the Alid to the town's main but f dwellings in the countify that the site is on a easily accessible by foo on the northern side of s. However, overall the using this junction.	built or heritage assets uch as open space, green ut is not located within/adjacent 16 separates the site from the built uilt-up area, and its development tryside, to the detriment of the a list of potentially contaminated ut, owing to the distance to the of the A151. There are bus stops on a site is not considered to be			
Classification	Unde	velopable	9					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		lo hazard ow hazard langer for som langer for mos langer 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	Stp003	Settlement:	Spalding	Phase two SHLAA sites
Address	Former Jewsons premis	es, Roman Bank, Spaldin	3	
Site area (Hectares)	0.49 Site capacity at 30 dph:	15 Site capacity at 25 dph:	12 Site capacity at 20 dph:	10 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Full planning permission	n (ref H16-0223-07) is ou	standing for the constr	uction of 63 dwellings
Achievability	Is the site achievab	Yes		
Explanation	high for reasons such a	s flood risk mitigation. Pla	nning permission is out	ture costs are likely to be relatively standing and there is a reasonable be completed before year 10).
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:		63	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - It was infrastructure or communication of the second spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services aroad.	ACTS - It will not have advill not lead to the loss of unity facilities. ble to Spalding's existing up area (defined settlem - The site has planning peand facilities are accessible considered suitable for a	erse impacts on natural existing infrastructure, services and facilities arent limit); rmission for 63 dwellinge by foot, bicycle and the	an seeks to be developed in , built or heritage assets. such as open space, green and is located within/adjacent gs. here are bus stops on Holbeach
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Stp004	Settlement:	Spalding	Phase two SHLAA sites
Address	80-89 Commercial Ro	ad, Spalding		
ite area (Hectares)	0.16 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
xplanation	Full planning permissi	ion (ref H16-0872-12) is out:	standing for the constru	uction of 14 dwellings
chievability	Is the site achieva	able? Yes		
xplanation	high for reasons such	as flood risk mitigation. Pla	nning permission is out	ture costs are likely to be relativel standing and there is a reasonable be completed before year 10).
assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20 Delivered in yrs 21-2:	5: 0	14	
uitability	Is the site suitable	e? Yes		
	INFRASTRUCTURE - It infrastructure or com LOCATION - It is access Spalding's existing but SITE CHARACTERISTIC identify that the site in TRANSPORT - Services	ssible to Spalding's existing s ilt up area (defined settleme CS - The site has planning pe s on a list of potentially con	existing infrastructure, s services and facilities ar ent limit); rmission for 14 dwelling taminated sites requiring by foot, bicycles and t	such as open space, green nd is located within/adjacent gs. SHDC Environmental Health
Classification	Dev	elopable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor 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

Reference	Stp005	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Wi	illow Row, Spalding		
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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	yes		
Explanation	high for reasons such		it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ar 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	5:)	12 4	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - It infrastructure or comi LOCATION - It is acces Spalding's existing bui SITE CHARACTERISTIC TRANSPORT - Services	sible to Spalding's existing It up area (defined settlem S - It is a cleared site that i	existing infrastructure, s services and facilities ar ent limit); s surounded by resident le by foot, bicycles and t	such as open space, green
Classification	Dev	elopable (11-15)		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for al	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	Stp006	Settlement:	Spalding	Phase two SHLAA sites
Address	Industrial premises at N	Narsh Road/Stumps Lane	e, Spalding	
Site area (Hectares)	1.2 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	site is currently in use b		nmercial enterprises. The	o known ownership problems, the e site's release for redevelopment
Achievability	Is the site achieval	Yes		
Explanation	high for reasons such a is a reasonable prospec	s flood risk mitigation. A	nd site clearance costs. oped. Development is as	cture costs are likely to be relatively Nonetheless, if it is allocated, there ssumed to begin in year 9 (because 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:		16 20	
Suitability	Is the site suitable?	No		
Explanation	Spalding. ENVIRONMENTAL IMPAsite is visually unrelated incongruous group of d INFRASTRUCTURE - alth (though not allocated) does not conclude that adverse economic impactocation - although it within or adjacent to the SITE CHARACTERISTICS developed land, and the TRANSPORT - services & unlikely to create or example.	ACTS - although it would to the existing town an wellings in an area which which will not place unas employment land. Ho it should be allocated forcts. is relatively accessible the town's existing built-ue there are no nearby 'be site has no intrinsic am	I not have adverse impa d its residential redevel- h currently has a mixed ndue burdens on existing wever, the Employment or employment use, and o the town's existing sen p area. ad neighbour' uses, it is nenity value y accessible on foot, & b s.	lan seeks to be developed in cts on natural or heritage assets, the opment would create an rural and commercial character. g infrastructure, the site is in use that a second s
Classification	Unde	velopable		
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 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyg003	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Wyg	gate Park, Spalding		
Site area (Hectares)	3.6 Site capacity at 30 dph:	108 Site capacity at 25 dph:	90 Site capacity at 20 dph:	72 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Full planning permission	n (ref.H16-0620-11) is ou	tstanding, with 112 dwe	llings undeveloped.
Achievability	Is the site achievab	Yes		
Explanation		. Values are moderate an mission is outstanding an		ure costs are likely to be prospect that it will be completed
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:		112	
Suitability	Is the site suitable?	Yes		
Explanation	Spalding. ENVIRONMENTAL IMPAINFRASTRUCTURE - It was infrastructure or communication of the second spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services and Consequently the site is	ACTS - It will not have advill not lead to the loss of unity facilities. ble to Spalding's existing up area (defined settlem - The site has planning pand facilities are accessibs considered suitable for	verse impacts on natural, existing infrastructure, s services and facilities and the limit); ermission for 130 dwellir le by foot, bicycle and the	built or heritage assets. uch as open space, green d is located within/adjacent ags with 112 undeveloped. ere are bus stops on Wygate Park.
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Wyg004	Settlement:	Spalding	Phase two SHLAA sites
Address	Land to the east of Wy	gate Park, Spalding		
Site area (Hectares)	6.79 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	136 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Full planning permissio	n (ref, H16-0623-10) is o	utstanding, with 105 dwell	lings undeveloped.
Achievability	Is the site achieval	Yes		
Explanation			nd opening-up infrastructu and there is a reasonable p	re costs are likely to be rospect that it will be completed
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:		105	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services and the state of the stat	vill not lead to the loss o unity facilities. ible to Spalding's existing up area (defined settler - The site has planning p	ment limit); permission for 161 dwelling ple by foot, bicycle and the	ch as open space, green
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Land west of The Hayfields, Spalding	Reference	Wyg005	ttlement: Spalding	Phase two SHLAA sites	
Availability Is the site available? Explanation Full planning permission (ref. H16-0430-05) is outstanding, with 195 dwellings undeveloped. Achievability Is the site achievable? Explanation Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-1-15: Delivered in yrs 1-1-15: Delivered in yrs 1-2-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Address	Land west of The Hayfields, Spald	ing		
Full planning permission (ref. H16-0430-05) is outstanding, with 195 dwellings undeveloped. Achievability Is the site achievabile? Explanation Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 16-20 Delivered in yrs 11-15: 70 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl		at 30 dph:		dph: from planning	5
Achievability Is the site achievable? Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Availability	Is the site available?	Yes	•	
Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: 70 Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Explanation	Full planning permission (ref. H16	-0430-05) is outstanding, wit	h 195 dwellings undeveloped.	
moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: 70 Delivered in yrs 11-15: 70 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Achievability	Is the site achievable?	Yes		
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? Explanation The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Explanation	moderate. Planning permission is	outstanding and there is a re	asonable prospect that it will soon be	
The site is in scale with the 5,510 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20			
Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - The site has planning permission for 316 dwellings with 195 undeveloped. TRANSPORT - Services and facilities are accessible by foot, bicycle and there are bus stops on Wygate Parl	Suitability	Is the site suitable?	Yes		
		Spalding. ENVIRONMENTAL IMPACTS - It w INFRASTRUCTURE - It will not lead infrastructure or community facil LOCATION - It is accessible to Spa Spalding's existing built up area (of SITE CHARACTERISTICS - The site TRANSPORT - Services and faciliti	ill not have adverse impacts of to the loss of existing infrastities. Iding's existing services and following settlement limit); has planning permission for 3 es are accessible by foot, bicy	on natural, built or heritage assets. tructure, such as open space, green acilities and is located within/adjacent acide dwellings with 195 undeveloped. acide and there are bus stops on Wygate Par	rk.
Classification Developable (11-15)	Classification	Developable			
Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most 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	Zone 2 Zone 3	a	Low hazard Danger for some Danger for most	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m	

Reference	Wyg006	Settlement:	Spalding	Phase two SHLAA	sites L
Address	Land to the east of Wy	gate Park, Spalding			
ite area (Hectares)	7.82 Site capacity at 30 dph:	235 Site capacity at 25 dph:	196 Site capacity at 20 dph:	156 Site capacity from planning	226
vailability	Is the site available	Yes		permissions:	
xplanation	Planing permission (ref	f.H16-0716-13) is outstand	ing, with 266 dwellings	s undeveloped.	
chievability	Is the site achieval	ble? Yes			
xplanation		 Values are moderate and rmission is outstanding an 		ture costs are likely to be prospect that it will be com	pleted
ssumed 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:		125 101		
uitability	Is the site suitable	? Yes			
	INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is access Spalding's existing built SITE CHARACTERISTICS TRANSPORT - Services	nunity facilities. iible to Spalding's existing s t up area (defined settlemo - The site has planning pe	existing infrastructure, services and facilities a ent limit); rmission for 286 dwelli e by foot, bicycle and th	l, built or heritage assets. such as open space, green nd is located within/adjacen ngs with 266 undeveloped. here are bus stops on Wygar	
Classification	Deve	elopable (11-15)			
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	