

Reference	Sur001	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the east of Stockhouse Lane, Surfleet				
Site area (Hectares)	1.4	Site capacity at 30 dph:	42	Site capacity at 25 dph:	35
				Site capacity at 20 dph:	28
Availability	Is the site available?				
Explanation	Yes				
	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
Explanation	Yes				
	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 4 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable?				
Explanation	No				
	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets but it will have adverse impacts on the character of the area owing to it being rural with little development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is not accessible to Surfleets facilities and is not adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - its development would create an incongruous, isolated group of dwellings in the open countryside;</p> <p>TRANSPORT - All services will be provided by car.</p> <p>Consequently, the site is considered unsuitable.</p>				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur002	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the east of Gosberton Road, Surfleet				
Site area (Hectares)	37.37	Site capacity at 30 dph:	1121	Site capacity at 25 dph:	934
		Site capacity at 20 dph:	747	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 25).				
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: 250 Delivered in yrs 21-25: 197				
Suitability	Is the site suitable? <input type="checkbox"/> No				
Explanation	<p>The site is not in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet since it will provide three times this figure.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on built or heritage assets but owing to the site including a SSSI it will have an adverse impact on a natural asset, and it will also have adverse impacts on the character of the area owing to it significantly intruding into the open countryside. LWT have been contacted to see if developing 5H to the south of the SSSI would be feasible but they advise of existing drainage problems owing to a culvert being too small but are concerned if made larger the site may dry out. This would harm its interest as wet meadow land. In addition they would be concerned of further recreational use from new residents harming the habitat.</p> <p>INFRASTRUCTURE - it will not directly place undue burdens on, existing infrastructure such as open space or green infrastructure but owing to its size may impact on community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - its development would create an incongruous, isolated group of dwellings in the open countryside;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.</p> <p>Consequently, the site is considered unsuitable.</p>				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m		

Reference	Sur003	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the north of Station Road, Surfleet				
Site area (Hectares)	1.23	Site capacity at 30 dph:	37	Site capacity at 25 dph:	31
		Site capacity at 20 dph:	25	Site capacity from planning permissions:	28
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	This site has planning permission (H17-0798-15) for 5 plots. The remaining part of the site would hold 20 dwellings				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to improvements to the sewerage network, primary school and contributions towards a new secondary school . If it is allocated, there is a reasonable prospect that it would be developed but owing to the sewerage network improvements it is assumed to begin in year 9 and be completed before year 15.				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets and it will not have adverse impacts on the character of the area.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is a horticultural nursery that is within the built form of the village. There is a small sewerage works to the north west;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The carriageway is suitable and there is a frontage footway. The current application is for frontage plots only. Each plot should include facility for vehicles to turn within the plot. The section of road at the frontage of the site is routinely used for parking by parents picking up their children from school but that should not be a cause to deny the use of the site for residential development.</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Developable (11-15)				
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m		

Reference	Sur004	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the south of Station Road, Surfleet								
Site area (Hectares)	1.95	Site capacity at 30 dph:	58	Site capacity at 25 dph:	49	Site capacity at 20 dph:	39	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?								
Explanation	Yes								
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?								
Explanation	Yes								
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 15 Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable?								
Explanation	No								
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets and it will not have adverse impacts on the character of the area. However, the site requires raising to overcome a flood depth of upto 1m. This could result in the adjacent dwelling being flooded and without evidence of a solution the site should not be allocated.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is a small piece of agricultural land and farm yard within the built form of the village;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The carriageway is satisfactory but the development of the site would require the provision of a frontage footway and a formal drainage system for the carriageway at the site's frontage. It should be possible to form a junction onto Station Road that would have the required visibility.</p> <p>Consequently, the site is not considered suitable owing to flood risk issues.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	Sur005	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the west of Gosberton Road, Surfleet								
Site area (Hectares)	0.43	Site capacity at 30 dph:	13	Site capacity at 25 dph:	11	Site capacity at 20 dph:	9	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are acting together.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:					Delivered in yrs 6-10:		9	
	Delivered in yrs 11-15:					Delivered in yrs 16-20:			
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets and it will not have adverse impacts on the character of the area.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is previously developed land that is within the built form of the village;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	<input checked="" type="checkbox"/> Zone 1		<input checked="" type="checkbox"/> No hazard			<input checked="" type="checkbox"/> No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Sur006	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the south of Park Lane, Surfleet								
Site area (Hectares)	5.26	Site capacity at 30 dph:	158	Site capacity at 25 dph:	132	Site capacity at 20 dph:	105	Site capacity from planning permissions:	26
Availability	Is the site available?		Yes						
Explanation	Planning permission (H17-0652-15) has been granted for 26 dwellings, subject to a legal agreement, which is currently outstanding.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. It has planning permission subject to an affordable housing contribution. If it is allocated, there is a reasonable prospect that it would be developed but owing to sewerage network improvements it is assumed to begin in year 9 and be completed before year 15.								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		55						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>In scale with the 180 dwellings sought for Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. However, Historic England states that the development of this site has the potential to impact on views from the Grade I Listed Church of St Lawrence. The site joins existing development fronting Surfleet Road, Woods Lane and Park Road. This, along with established trees, reduce the impact on the countryside and obscure the view of the site from the Church.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION - The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is grade 1 agricultural land between existing frontage development and a farm yard. The site is large but its relationship with existing development and the treed site on Park Lane helps to reduce the intrusion into open countryside;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. There is a current planning application on the western part of this site that is adjacent to Sunnydale Close. Access is proposed in that application to be taken as an extension of Sunnydale Close. The principle of this is acceptable in highway terms but that road may not be suitable to serve the whole of the identified site. The applicant's consultant is currently working on a solution to providing a sustainable drainage system (SuDS) for the site. Park Lane is not suitable to provide vehicular access to this site because of the narrow carriageway and lack of safe provision for pedestrians. Wood's Lane is also unsuitable to provide access.</p> <p>Consequently, the site is considered suitable, but the whole site may not be ultimately accessible owing to highway constraints.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1	No hazard	No Depth						
	Zone 2	Low hazard	0m to 0.25m						
	Zone 3a	Danger for some	0.25m to 0.50m						
	Zone 3b	Danger for most	0.50m to 1.0m						
		Danger for all	1.0m to 2.0m						
			>2.0m						

Reference	Sur007	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the north of Park Lane, Surfleet				
Site area (Hectares)	3.7	Site capacity at 30 dph:	111	Site capacity at 25 dph:	92
				Site capacity at 20 dph:	74
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 24 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input type="checkbox"/> No				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets but it will have adverse impacts on the character of the area owing to it relating poorly to the existing form of the village and creating a significant visual intrusion into the open countryside.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is grade 1 agricultural land;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.</p> <p>Consequently, the site is considered unsuitable owing to is intrusion into open countryside.</p>				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur008	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the south of Seas End Road, Surfleet Seas End				
Site area (Hectares)	0.22	Site capacity at 30 dph:	7	Site capacity at 25 dph:	6
		Site capacity at 20 dph:	4	Site capacity from planning permissions:	
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 4 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services and facilities, & is located within the village's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Developable (06-10)				
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m		

Reference	Sur009	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the east of Coalbeach Lane, Surfleet				
Site area (Hectares)	0.38	Site capacity at 30 dph:	11	Site capacity at 25 dph:	10
		Site capacity at 20 dph:	8	Site capacity from planning permissions:	6
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	The site has outline planning permission for the development of 6 dwellings (H17-0063-15). There is no known legal or ownership problems. Two owners, but they are acting together.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 2 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on built or heritage assets but it will have adverse impacts on natural assets as the site has two preserved Walnut Trees.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is within the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site is part of the character of the area because it continues the unbuilt up character to the west across the road. The trees are an important feature. An appeal inspector concluded that some development could take place on the site without harming the character of the area, although the appeal was dismissed for other reasons. He also indicated that three may be too many to achieve this and maintain residential amenity.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Developable (06-10)				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur010	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the north of Stockhouse Lane, Surfleet				
Site area (Hectares)	2.21	Site capacity at 30 dph:	66	Site capacity at 25 dph:	55
				Site capacity at 20 dph:	44
Availability	Is the site available?		Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?		Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5:				
	Delivered in yrs 6-10:		24		
	Delivered in yrs 11-15:		20		
	Delivered in yrs 16-20:				
	Delivered in yrs 21-25:				
Suitability	Is the site suitable?		No		
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets but it will have adverse impacts on the character of the area owing to it being rural with little development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is not accessible to Surfleets facilities and is not adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - its development would create an incongruous, isolated group of dwellings in the open countryside;</p> <p>TRANSPORT - All services will be provided by car.</p> <p>Consequently, the site is considered unsuitable.</p>				
Classification	Undevelopable				
Flood risk	Zone 1	No hazard	No Depth		
	Zone 2	Low hazard	0m to 0.25m		
	Zone 3a	Danger for some	0.25m to 0.50m		
	Zone 3b	Danger for most	0.50m to 1.0m		
		Danger for all	1.0m to 2.0m		
			>2.0m		

Reference	Sur011	Settlement:	Surfleet	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land off Station Road, Surfleet				
Site area (Hectares)	1.3	Site capacity at 30 dph:	39	Site capacity at 25 dph:	32
		Site capacity at 20 dph:	26	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?				
	Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
	Yes				
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 2 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable?				
	Yes				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets and it will not have adverse impacts on the character of the area.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is Grade 1 farmland adjacent to a recent housing estate and is well screened from the A16. It is well related to the built form of the village. The site is beside a former railway line and a former haulage yard which has been redeveloped with housing.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. Access to this site could be achieved as an extension to Kingfisher Drive. Access off Station Road could also be acceptable as drivers of vehicles turning off the A16 have sufficient forward visibility to see vehicles waiting to turn right into the site.</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Developable (11-15)				
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur012	Settlement:	Surfleet	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Park Lane, Surfleet								
Site area (Hectares)	0.18	Site capacity at 30 dph:	5	Site capacity at 25 dph:	4	Site capacity at 20 dph:	4	Site capacity from planning permissions:	
Availability	Is the site available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.								
Achievability	Is the site achievable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, owing to site clearance being required. Nonetheless if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 4 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets and it will not have adverse impacts on the character of the area.</p> <p>INFRASTRUCTURE - it will not place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - it is a workshop and yard that is within the built form of the village. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation;</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The redevelopment of this brownfield site would be acceptable subject to a frontage footway being provided.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m						

Reference	Sur013	Settlement:	Surfleet	Phase two SHLAA sites	<input checked="" type="checkbox"/>
Address	Land to the rear of St Laurence Close, Surfleet				
Site area (Hectares)	0.5	Site capacity at 30 dph:	15	Site capacity at 25 dph:	12
				Site capacity at 20 dph:	10
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input type="checkbox"/> No				
Explanation	Although opening-up infrastructure costs are likely to be low, it would be unlikely to appeal to a developer of market housing given its relationship with the existing affordable dwellings to its east. The owners indicate that it is intended to be developed as an affordable housing scheme, which could be pursued as a rural exception scheme under policy 16.				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 10 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets and it will not have adverse impacts on the character of the area, although its relationship with the existing homes to its east could be awkward.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION The site is accessible to facilities and is adjacent to the existing built up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport, and access via the extension of the existing access road appears feasible.</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Undevelopable				
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input checked="" type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m		

Reference	Sur014	Settlement:	Surfleet	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Seas End Road, Surfleet Seas End			
Site area (Hectares)	0.46 Site capacity at 30 dph:	14 Site capacity at 25 dph:	12 Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services and facilities, & is located adjacent to the village's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input type="checkbox"/> No hazard <input checked="" type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input type="checkbox"/> No Depth <input checked="" type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

Reference	Sur015	Settlement:	Surfleet	Phase two SHLAA sites	<input checked="" type="checkbox"/>
Address	Land to the west of Coalbeach Lane South, Surfleet				
Site area (Hectares)	0.53	Site capacity at 30 dph:	16	Site capacity at 25 dph:	13
				Site capacity at 20 dph:	11
Availability	Is the site available?				
Explanation	Yes				
	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?				
Explanation	Yes				
	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 11 Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:				
Suitability	Is the site suitable?				
Explanation	No				
	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on heritage assets, but its development would have adverse impacts upon natural assets and the character and appearance of the area - although it is well-related to the existing built-up area, the site contains several mature trees which contribute greatly to the area's character. The trees are sufficiently dense that development appears certain to involve the removal of many of them, to the significant detriment of the area's character</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services & facilities, & is located adjacent to Surfleet's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, the site has considerable intrinsic amenity value, & is not previously developed.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, and its development is unlikely to create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur016	Settlement:	Surfleet	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Coalbeach Lane South, Surfleet			
Site area (Hectares)	2.18 Site capacity at 30 dph:	65 Site capacity at 25 dph:	55 Site capacity at 20 dph:	44 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to improvements to the sewerage network, primary school and contributions towards a new secondary school . If it is allocated, there is a reasonable prospect that it would be developed but owing to the sewerage network improvements it is assumed to begin in year 9 and be completed before year 15.			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 16 Delivered in yrs 11-15: 28 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on heritage assets and, although it contains three mature trees which contribute significantly to the area's character, it appears possible to develop the site without their loss. The site's relationship to the existing built-up area is good, and it could be developed without undue harm to the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services & facilities, & is located adjacent to Surfleet's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, the site has some intrinsic amenity value, & it is not previously developed.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, and the Highway Authority comments that the carriageway of Coalbeach Lane is wide enough here to accommodate the traffic generated by the proposed number of dwellings and the site's frontage is long enough to be able to accommodate an adoptable estate road junction. There is no footway on the site side of Coalbeach Lane but the road is sufficiently lightly trafficked for it to be safe for residents of the site to cross to the footway on the opposite side.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Sur017	Settlement:	Surfleet	Phase two SHLAA sites	<input checked="" type="checkbox"/>				
Address	Land between Hungate and Thary Lane, Surfleet								
Site area (Hectares)	14.27	Site capacity at 30 dph:	428	Site capacity at 25 dph:	357	Site capacity at 20 dph:	285	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available? <input type="text" value="Yes"/>								
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable? <input type="text" value="Yes"/>								
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 235 Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input type="text" value="No"/>								
Explanation	<p>The site is not in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on historical or natural assets, but its development would have adverse impacts upon the character and appearance of the area - the site is out-of-scale with, and poorly related to, the existing village.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services & facilities, & is located adjacent to Surfleet's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, and the site has no particular amenity value. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, and its development may be possible without creating or exacerbating traffic problems.</p> <p>Unsuitable, due to conflict with the Plan's locational strategy, and adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	Sur018	Settlement:	Surfleet	Phase two SHLAA sites	<input checked="" type="checkbox"/>				
Address	Land between Station Road and the A152, Surfleet								
Site area (Hectares)	5.06	Site capacity at 30 dph:	152	Site capacity at 25 dph:	126	Site capacity at 20 dph:	101	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		<input type="text" value="Yes"/>						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input type="text" value="Yes"/>						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		51						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input type="text" value="Yes"/>						
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on heritage or natural assets, but its development could have adverse impacts upon the character and appearance of the area - views of the village from the A16 and A152 are currently limited, but this site would extend the village as far as these highways, and its development would make the village far more 'visible' from these vantage points. Supplemented landscaping could resolve this.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services & facilities, & is located adjacent to Surfleet's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no particular amenity value. However, it is best and most versatile agricultural land, it is not previously developed, and disturbance from the adjacent A16 and A152 highways may impact on the amenities that would be enjoyed by dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, and the Highway Authority comments that it would be possible to accommodate a suitable adoptable estate road junction on the section of Station Road between Kingfisher Drive and the A16, but a 'looped' spine road would be advisable. The ideal solution would be to also connect to the existing spur off the east side of Kingfisher Drive but it is understood that the developer of this estate has retained a 'ransom strip'. Access from the A16, the A152 or Coalbeach Lane would not be acceptable. There is a public footpath running through this site that would need to be preserved.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1	No hazard	No Depth						
	Zone 2	Low hazard	0m to 0.25m						
	Zone 3a	Danger for some	0.25m to 0.50m						
	Zone 3b	Danger for most	0.50m to 1.0m						
		Danger for all	1.0m to 2.0m						
			>2.0m						

Reference	Sur019	Settlement:	Surfleet	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land off Park Lane, Surfleet			
Site area (Hectares)	4.73 Site capacity at 30 dph:	142 Site capacity at 25 dph:	118 Site capacity at 20 dph:	95 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 45 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input type="checkbox"/> No		
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural assets, but its development may have an adverse impact on views from the Grade I Listed Church of St Lawrence (further assessment would be required to determine the impact on the significance of this heritage asset) and upon the character and appearance of the area. Considered in isolation, the site has an unsatisfactory relationship to the existing village, and would create an incongruous estate of dwellings in the countryside. Considered in conjunction with site Sur006, the site's relationship to the village would be improved, but it would still represent a significant intrusion into the countryside, and would create a site larger than is being sought. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Surfleet's existing services & facilities, but it is not located within or adjacent to Surfleet's built-up area. SITE CHARACTERISTICS - the site has no particular amenity value, and there are no nearby 'bad neighbours'. However, it is best and most versatile agricultural land, & is not previously developed. TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, but it is unlikely that this site could be developed without creating or exacerbating traffic problems (see site Sur006</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and likely transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Sur020	Settlement:	Surfleet	Phase two SHLAA sites	<input checked="" type="checkbox"/>				
Address	Land to the north of Station Road, and east of Gosberton Road, Surfleet								
Site area (Hectares)	5.36	Site capacity at 30 dph:	161	Site capacity at 25 dph:	134	Site capacity at 20 dph:	107	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available? <input type="text" value="Yes"/>								
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable? <input type="text" value="Yes"/>								
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 57 Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input type="text" value="No"/>								
Explanation	<p>The site is in scale with the 180 dwellings which the emerging Local Plan seeks to be developed in Surfleet.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it is enclosed by village uses on three sides and by woodland on the fourth. However, it will have adverse impacts on a natural asset - it abuts a SSSI & advice from the LWT indicates that the site's development may cause drying of the SSSI, which would harm its interest as wet meadow land. In addition there is concern that recreational use from new residents will harm the habitat.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Surfleet's existing services & facilities, & is located adjacent to Surfleet's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no particular amenity value, and there are no nearby 'bad neighbours'. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle or public transport, and it is likely that this site could be developed without creating or exacerbating traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						