

Reference	Sur001	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the east of Stoo	khouse 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 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	Yes		
Explanation		easonable prospect that		osts are likely to be very low. If it sumed 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:		24 4	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA will have adverse impact INFRASTRUCTURE - it was open space, green in LOCATION The site is not (defined settlement lim SITE CHARACTERISTICS open countryside; TRANSPORT - All services	CTS - it is unlikely to have ts on the character of the ill not lead to the loss of frastructure or community accessible to Surfleets it).	ve adverse impacts on nature area owing to it being rule, nor place undue burdens ity facilities. facilities and is not adjaced create an incongruous, is rule.	eeks to be developed in Surfleet ural, built or heritage assets but it ural with little development. on, existing infrastructure such int to the existing built up area olated group of dwellings in the
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Sur002	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the east of Go	osberton 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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or all	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	Nonetheless, if it is al			cure 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 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	50 250 250 197	
Suitability	Is the site suitable	e? No		
Explanation	Surfleet since it will p ENVIRONMENTAL IM the site including a SS impacts on the character been contacted to see existing drainage proledry out. This would have recreational use from INFRASTRUCTURE - it green infrastructure be LOCATION The site is limit). SITE CHARACTERISTIC open countryside; TRANSPORT - Service	rovide three times this fig PACTS - it is unlikely to ha SI it will have an adverse cter of the area owing to it is if developing 5H to the solems owing to a culvert barm its interest as wet mean mew residents harming the will not directly place undout owing to its size may it accessible to facilities and	ure. ve adverse impacts on buimpact on a natural asset, it significantly intruding in south of the SSSI would be being too small but are contained and. In addition the habitat. In the habitat of the properties on community facily it is adjacent to the existing in the create an incongruous, ally accessible by foot, bid	g built up area (defined settlement isolated group of dwellings in the
Classification	Unc	levelopable		
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	Sur003	Settle	ment:	Surfleet	Phase two SHLAA sites
Address	Land to the north of Sta	tion Road, Su	rfleet		
Site area (Hectares)	1.23 Site capacity at 30 dph:		capacity 5 dph:	31 Site capacity at 20 dph:	25 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	This site has planning podwellings	ermission (H1	7-0798-15) for	5 plots. The remaining	g part of the site would hold 20
Achievability	Is the site achievab	le?	Yes		
Explanation	owing to improvements secondary school . If it i	s to the sewer s allocated, th	age network, p ere is a reasor	orimary school and con nable prospect that it v	nosts are likely to be moderate intributions towards a new would be developed but owing to be completed 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:		;	24 1	
Suitability	Is the site suitable?		Yes		
	it will not have adverse INFRASTRUCTURE - it winfrastructure or comm LOCATION The site is adlimit). SITE CHARACTERISTICS small sewerage works to TRANSPORT - Services a carriageway is suitable Each plot should include.	impacts on the ill not place unaunity facilities coessible to factorial in the impact of the north wand facilities a pand there is a perfectly for year of the site for the site for the interval in the site for the	te character of ndue burdens of s. cilities and is acultural nursery est; re potentially a frontage footvehicles to turn by parents pick residential de	the area. on, existing infrastruct djacent to the existing that is within the built accessible by foot, bicy vay. The current applic within the plot. The se ing up their children fi	ture such as open space, green built up area (defined settlement form of the village. There is a ycle or public transport. The cation is for frontage plots only. ection of road at the frontage of rom school but that should not be
Classification	Deve	lopable (1			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	Lo Da Da	o hazard w hazard anger for some anger for most anger 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

	Sur004			
Address	Land to the south of Sta	tion 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation		sonable prospect that it		costs are likely to be low. If it is sumed 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:		24 15	
Suitability	Is the site suitable?	No		
	not have adverse impact flood depth of upto 1m. solution the site should INFRASTRUCTURE - it with infrastructure or comm LOCATION The site is acclimit). SITE CHARACTERISTICS - village; TRANSPORT - Services a carriageway is satisfactor footway and a formal draw form a junction onto Sta	ts on the character of the This could result in the not be allocated. It is a small piece of again a facilities are potentially but the development ainage system for the cation Road that would here.	ne area. However, the sit adjacent dwelling being ens on, existing infrastru is adjacent to the existing ricultural land and farm yeally accessible by foot, bit of the site would require	
Classification	Unde	velopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so 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	Sur005	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the west of Gos	sberton 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:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla Multiple owners, but th		ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		sonable prospect that it v		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:		9	
Suitability	Is the site suitable?	Yes		
	it will not have adverse INFRASTRUCTURE - it w infrastructure or comn LOCATION The site is ad limit). SITE CHARACTERISTICS	impacts on the character vill not place undue burde nunity facilities. ccessible to facilities and i - it is previously develope and facilities are potentia	of the area. Ins on, existing infrastructs Ins adjacent to the existing diand that is within the	
Classification	Deve	lopable (06-10)		
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	Sur006	Settlement:	Surfleet	Phase two SHLAA sit	es L
Address	Land to the south of Pa	ark Lane, Surfleet			
ite 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	26
Availability	Is the site available	e? Yes		permissions:	
Explanation	Planning permission (Figure 1) is currently outstanding		anted for 26 dwellings, s	ubject to a legal agreement, w	vhich
Achievability	Is the site achieva	ble? Yes			
Explanation	It has planning permiss reasonable prospect the	sion subject to an afforda	ble housing contribution but owing to sewerage	costs are likely to be relativel I. If it is allocated, there is a network improvements it is	y low.
Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20		50 55		
Suitability	Delivered in yrs 21-25 Is the site suitable				
	Lane and Park Road. The view of the site from INFRASTRUCTURE - it was infrastructure or community to community. SITE CHARACTERISTICS yard. The site is large to reduce the intrusion TRANSPORT - Services current planning applicance of the site. Park Lane carriageway and lack community.	his, along with established the Church. will not place undue burd munity facilities. accessible to facilities and 5 - it is grade 1 agricultura but its relationship with en into open countryside; and facilities are potentication on the western particulation to be taken as an exterms but that road may is currently working on a is not suitable to provide of safe provision for pede	d trees, reduce the imparent of the exist of is adjacent to the exist of is adjacent to the exist of is adjacent to the exist of is adjacent existing development and of its adjacent of this site that is adjacent of Sunnydale Conot be suitable to serve solution to providing a support of this is adjacent of its adjacen	t fronting Surfleet Road, Wood ct on the countryside and obsect on the countryside and obsect on the countryside and obsect on the country side and obsect on the country side and a fact of the treed site on Park Lane has cycle or public transport. There cent to Sunnydale Close. Accessiose. The principle of this is the whole of the identified sit ustainable drainage system (So site because of the narrow Iso unsuitable to provide accest be ultimately accessible owing the country side of the the	en erm elps re is a ass is e. The uDS) ss.
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	Sur007	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the north of Pa	rk Lane, Surfleet		
Site area (Hectares)	3.7 Site capacity at 30 dph:	Site capacity at 25 dph:	92 Site capacity at 20 dph:	74 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 knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		s a reasonable prospect t		costs are likely to be relatively low. d (assumed to begin in year 9, and
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20		24	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it w infrastructure or comm LOCATION The site is ad limit). SITE CHARACTERISTICS TRANSPORT - Services a	nunity facilities.	ens on, existing infrastructs adjacent to the existing land;	ture such as open space, green g built up area (defined settlement ycle or public transport.
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 Om 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
Address	Land to the south of Se	as 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	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	ition, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		easonable prospect that it		e 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		
Explanation	ENVIRONMENTAL IMPA development would no INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS uses. TRANSPORT - it will not	ACTS - it is unlikely to have thave adverse impacts upoing ill not lead to the loss of, roble to Surfleet's existing searches are the site has no intrinsic and create or exacerbate traff bicycle, & by public transpare.	adverse impacts on ron the character and for place undue burd rvices and facilities, and the ic problems, & services and services and the ic problems, & services and the iconstitution of the icons	an seeks to be developed in Surfleet natural or heritage assets, & its appearance of the area. ens on, existing infrastructure. & is located within the village's ere are no nearby 'bad neighbour' es & facilities are potentially
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for som 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	Sur009	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the east of Coa	lbeach 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
Availability	Is the site available	Yes		permissions:
Explanation			e development of 6 dwellers, but they are acting to	lings (H17-0063-15). There is no ogether.
Achievability	Is the site achieval	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:		2	
Suitability	Is the site suitable	? Yes		
	have adverse impacts of INFRASTRUCTURE - it winfrastructure or community. COCATION The site is a limit). SITE CHARACTERISTICS character to the west a that some development the appeal was dismiss and maintain residentic	on natural assets as the solid not place undue burd nunity facilities. ccessible to facilities and a The site is part of the corross the road. The tree at could take place on the ed for other reasons. He al amenity. and facilities are potential	ite has two preserved W lens on, existing infrastrul I is within the existing but character of the area bects are an important feature e site without harming the also indicated that three	puilt or heritage assets but it will alnut Trees. Incture such as open space, green lit up area (defined settlement ause it continues the unbuilt up re. An appeal inspector concluded he character of the area, although e may be too many to achieve this sicycle or public transport.
Classification	Deve	elopable (06-10)		
Zoi	ne 1 ne 2 ne 3a ne3b	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	Sur010	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the north of Stoo	ckhouse 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 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 knov	vn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation		onable prospect that it		costs are likely to be low. If it is umed 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:		24 20	
Suitability	Is the site suitable?	No		
	will have adverse impact INFRASTRUCTURE - it wil as open space, green info LOCATION The site is not (defined settlement limit	s on the character of the solution of the loss of the loss of the sastructure or community accessible to Surfleets (a). Its development would be swill be provided by call.	ne area owing to it being r f, nor place undue burden ity facilities. facilities and is not adjace d create an incongruous, i	ural, built or heritage assets but it ural with little development. s on, existing infrastructure such ent to the existing built up area solated group of dwellings in the
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3	la	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	Sur011	Settlement:	Surfleet	Phase two SHLAA sites
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
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allocat	ion, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it wo	- '	costs are likely to be low. If it is sumed 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		24	
Suitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - it vinfrastructure or comi LOCATION The site is a limit). SITE CHARACTERISTICS from the A16. It is well former haulage yard w TRANSPORT - Services this site could be achie acceptable as drivers of to turn right into the si	munity facilities. Incressible to facilities and is a Incressible to facilities and is a Incressible to facilities and is a Incressible to the built form of thich has been redeveloped we and facilities are potentially aved as an extension to Kingfor vehicles turning off the A1	on, existing infrastrual adjacent to the existing accent to a recent house the village. The site is with housing. accessible by foot, bi isher Drive. Access of	octure such as open space, green ag built up area (defined settlement sing estate and is well screened beside a former railway line and a cycle or public transport. Access to f Station Road could also be rard visibility to see vehicles waiting
Classification	Deve	elopable (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 Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Sur012	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land to the south of Pa	rk 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla Two owners, but they a		ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate, owing to site	clearance being require	ed. Nonetheless if it is al	costs are also likely to be located, there is a reasonable 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:		4	
Suitability	Is the site suitable?	Yes		
	infrastructure or comm LOCATION The site is ac limit). SITE CHARACTERISTICS Environmental Health ic investigation; TRANSPORT - Services a	ill not place undue burd nunity facilities. cessible to facilities and - it is a workshop and ya dentify that the site is on and facilities are potention	lens on, existing infrastru I is adjacent to the existin and that is within the built in a list of potentially cont ally accessible by foot, bi	cture such as open space, green ng built up area (defined settlement t form of the village. SHDC caminated sites requiring further cycle or public transport. The frontage footway being provided.
Classification	Deve	lopable (06-10)		
Flood HSK	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	Sur013	Settlement:	Surfleet	Phase two SHLAA sites		
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 Site capacity from planning permissions:		
Availability	Is the site available	Yes Yes		,		
Explanation	Although there is no pla	nning permission or allo	cation, there are no knowr	n legal or ownership problems.		
Achievability	Is the site achievab	No No				
Explanation	of market housing giver	n its relationship with the led to be developed as a	e existing affordable dwelling	unlikely to appeal to a developer ngs to its east. The owners ne, which could be pursued as a		
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:		10			
Suitability	Is the site suitable?	Yes				
Explanation	ENVIRONMENTAL IMPA it will not have adverse homes to its east could INFRASTRUCTURE - it w LOCATION The site is ad limit). SITE CHARACTERISTICS uses. However, it is not TRANSPORT - Services a	ACTS - it is unlikely to have impacts on the character be awkward. ill not lead to the loss of excessible to facilities and - the site has no intrinsic previously developed, a and facilities are potential of the existing access reasons.	re adverse impacts on nature of the area, although its ref, nor place undue burdens is adjacent to the existing learned amenity value, & there are not is grade 1 agricultural la ally accessible by foot, bicycon	e no nearby 'bad neighbour'		
Flood risk Zone 1 Zone 2 Zone 3		velopable No hazard Low hazard Danger for so		No Depth 0m to 0.25m 0.25m to 0.50m		
Zone3k		Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Sur014	Settlement:	Surfleet	Phase two SHLAA sites					
Address	Land to the north of Se	as 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					
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	ble? Yes							
Explanation		easonable prospect that it		e 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:		9						
Suitability	Is the site suitable	? Yes							
	development would no INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS uses. TRANSPORT - it will not	ot have adverse impacts upor vill not lead to the loss of, n ible to Surfleet's existing se - the site has no intrinsic and t create or exacerbate traffing bicycle, & by public transp	on the character and a or place undue burde rvices and facilities, & menity value, and the c problems, & service	atural or heritage assets, & its appearance of the area. ens on, existing infrastructure. & is located adjacent to the village's ere are no nearby 'bad neighbour' es & facilities are potentially					
Classification	Deve	elopable (06-10)							
Flood risk Zone Zone Zone Zone3	2 3a	No hazard Low hazard Danger for som Danger for mos 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	Sur015	ettlement:	Surfleet	Phase two SHLAA sites		
Address	Land to the west of Coalbeach Lane South, Surfleet					
Site area (Hectares)	0.53 Site capacity at 30 dph:	Site capacity at 25 dph:	13 Site capacity at 20 dph:	Site capacity from planning permissions:		
Availability	Is the site available?	Yes		permissions.		
Explanation	Although there is no planning pe	ermission or allocati	ion, there are no known le	egal or ownership problems.		
Achievability	Is the site achievable?	Yes				
Explanation	Good achievability. Values are mallocated, there is a reasonable 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:		11			
Suitability	Is the site suitable?	No				
Explanation	The site is in scale with the 180 of ENVIRONMENTAL IMPACTS - it is would have adverse impacts upon is well-related to the existing but to the area's character. The tree removal of many of them, to the INFRASTRUCTURE - it will not less LOCATION - it is accessible to Suluplarea. SITE CHARACTERISTICS - there at the site has considerable intrinsist TRANSPORT - services and facilit development is unlikely to creat Unsuitable, due to adverse envir	s unlikely to have a con natural assets an ilt-up area, the site is are sufficiently deed as ignificant detrime and to the loss of, no orfleet's existing service and no nearby 'bad no camenity value, & cies are potentially are or exacerbate transport of the service and the service and the service are potentially are or exacerbate transport and the service are potentially are or exacerbate transport and the service are potentially are or exacerbate transport and the service are potentially are or exacerbate transport and the service are potentially are or exacerbate transport and the service are potentially are	dverse impacts on heritage of the character and appercontains several mature expected that development appert of the area's character or place undue burdens on vices & facilities, & is located the properties of the provided that is not previously developed accessible by foot, bicycle of the character of the problems.	e assets, but its development arance of the area - although it trees which contribute greatly pears certain to involve the contribute. It is existing infrastructure. It is defined adjacent to Surfleet's builtot agricultural land. However, ed.		
Classification	Undevelopa	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Sur016	Settlement:	Surfleet	Phase two SHLAA sites			
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:	from planning permissions:			
Availability	Is the site available	Yes		P			
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achieval	Yes Yes					
Explanation	owing to improvement secondary school . If it	s to the sewerage network is allocated, there is a reas	s, primary school and co onable prospect that it	costs are likely to be moderate ontributions towards a new would be developed but owing to d be completed 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:		16 28				
Suitability	Is the site suitable	Yes					
Explanation	ENVIRONMENTAL IMPA contains three mature: develop the site without be developed without of INFRASTRUCTURE - it we LOCATION - it is accessing area. SITE CHARACTERISTICS agricultural land, the site TRANSPORT - services and Highway Authority comfaccommodate the traffer enough to be able to accommodate the traffer of Coalbeach Lane but cross to the footway or Despite the issues with	ACTS - it is unlikely to have trees which contribute sign at their loss. The site's related their loss of the characterial not lead to the loss of, it is let to Surfleet's existing set on their loss of the has some intrinsic amend facilities are potentially ments that the carriageward generated by the proposition of the proposition of the commodate an adoptable the road is sufficiently light in the opposite side.	adverse impacts on he nificantly to the area's of tionship to the existing er and appearance of the process of	ns on, existing infrastructure. located adjacent to Surfleet's built- ever, it is best and most versatile eviously developed. cycle or public transport, and the wide enough here to gs and the site's frontage is long There is no footway on the site side e safe for residents of the site to			
Classification	Deve	lopable (11-15)					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	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	Sur017	Settlement:	Surfleet	Phase two SHLAA sites			
Address	Land between Hungate and Thary Lane, Surfleet						
Site area (Hectares)	Site capacity at 30 dph:	428 Site capacity at 25 dph:	357 Site capacity at 20 dph:	285 Site capacity from planning permissions:			
Availability	Is the site available	Yes Yes					
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achieval	Yes Yes					
Explanation		cated, there is a reasonab		ture 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:		50				
	Delivered in yrs 11-15:		235				
	Delivered in yrs 16-20 Delivered in yrs 21-25:						
Suitability	Is the site suitable	No No					
	development would ha of-scale with, and poor INFRASTRUCTURE - it w LOCATION - it is access up area. SITE CHARACTERISTICS value. However, it is be TRANSPORT - services a development may be p Unsuitable, due to conf	ve adverse impacts upon to ly related to, the existing will not lead to the loss of, ible to Surfleet's existing such there are no nearby 'backst and most versatile agricand facilities are potentiall ossible without creating of flict with the Plan's location	the character and appearillage. Inor place undue burder ervices & facilities, & is a neighbour' uses, and to cultural land, & is not properties by foot, big rexacerbating traffic processible by the processible by foot, big respectively.	cycle or public transport, and its			
Classification		evelopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Sur018	Sett	lement:	Surfleet	Phase two SHLAA sites
Address	Land between Station R	load and the	e A152, Surfle	et	
Site area (Hectares)	5.06 Site capacity at 30 dph:		e capacity 25 dph:	126 Site capacity at 20 dph:	101 Site capacity from planning permissions:
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	nning perm	ission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation		, if it is alloo	ated, there is	a reasonable prospect th	costs 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 51	
Suitability	Is the site suitable?	•	Yes		
Explanation	ENVIRONMENTAL IMPA development could hav village from the A16 an highways, and its developmented landscapi INFRASTRUCTURE - it w LOCATION - it is accessi up area. SITE CHARACTERISTICS agricultural land, it is not may impact on the ame TRANSPORT - services a Highway Authority com junction on the section would be advisable. The Kingfisher Drive but it is	e adverse ir de A152 are de popment word ng could res ill not lead in ble to Surfle the site has of previously entites that we ments that of Station Resideal solution and facilities are deal solution or Coalbea ould need to	nlikely to have mpacts upon to currently limited and the vision of the loss of, eet's existing so would be enjour are potential it would be proposed that the device of the loss of the loss of the loss of, are potential it would be proposed to a second between the loss of the loss o	adverse impacts on her ne character and appear ed, but this site would ex- village far more 'visible' f nor place undue burden- ervices & facilities, & is le r amenity value. Howevend disturbance from the yed by dwellings. y accessible by foot, bicy ossible to accommodate Kingfisher Drive and the co also connect to the ex- eloper of this estate has a not be acceptable. Their	seeks to be developed in Surfleet. itage or natural assets, but its ance of the area - views of the stend the village as far as these from these vantage points. Is on, existing infrastructure. ocated adjacent to Surfleet's builter, it is best and most versatile adjacent A16 and A152 highways yiele or public transport, and the a suitable adoptable estate road A16, but a 'looped' spine road isting spur off the east side of retained a 'ransom strip'. Access the is a public footpath running
Classification	Deve	lopable (11-15)		
Flood risk 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	Sur019	Settlement:	Surfleet	Phase two SHLAA sites
Address	Land off Park Lane, Sur	fleet		
Site area (Hectares)	4.73 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	95 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloo	ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate. Nonetheless		a reasonable prospect t	costs are also likely to be hat 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 45	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA may have an adverse in would be required to decharacter and appearanthe existing village, and conjunction with site Surepresent a significant in INFRASTRUCTURE - it was LOCATION - it is accessited to Surfleet's built-up and SITE CHARACTERISTICS However, it is best and TRANSPORT - services a unlikely that this site constitution of the surfleet is the surfleet is site of the surfleet is surfleet.	ACTS - it is unlikely to have appact on views from the Opetermine the impact on the cetermine the area. Considered would create an incongrum of the site's relations of the site's relations of the country will not lead to the loss of, ble to Surfleet's existing sea. - the site has no particular most versatile agriculture and facilities are potential	e adverse impacts on nat Grade I Listed Church of S ne significance of this he d in isolation, the site ha Juous estate of dwellings hip to the village would be side, and would create a nor place undue burden ervices & facilities, but in r amenity value, and the I land, & is not previous by accessible by foot, bic t creating or exacerbatin	ycle or public transport, but it is graffic problems (see site Sur006
Classification Zone :	1 2 3a	No hazard Low hazard Danger for so Danger for me	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	Sur020	Settlement:	Surfleet	Phase two SHLAA sites			
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:			
Availability	Is the site available	Yes Yes		politicatoria.			
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	n legal or ownership problems.			
Achievability	Is the site achieval	Yes					
Explanation	moderate. Nonetheless	ues are moderate, and op , if it is allocated, there is ear 9, and be completed b	a reasonable 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 57				
Suitability	Is the site suitable?	No					
Explanation	ENVIRONMENTAL IMPA would not have adverse uses on three sides and asset - it abuts a SSSI & SSSI, which would harm from new residents will INFRASTRUCTURE - it w LOCATION - it is accessi up area. SITE CHARACTERISTICS However, it is best and TRANSPORT - services a likely that this site could Unsuitable, due to adver	ACTS - it is unlikely to have impacts upon the chara by woodland on the fou advice from the LWT ind its interest as wet mead harm the habitat. Will not lead to the loss of ble to Surfleet's existing the site has no particular most versatile agriculturand facilities are potential be developed without coerse environmental impacts.	e adverse impacts on her cter and appearance of the th. However, it will have icates that the site's develow land. In addition there are place undue burdens services & facilities, & is less are amenity value, and the all land, & is not previously accessible by foot, bicy reating or exacerbating to	cle or public transport, and it is			
Classification	Unde	velopable					
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	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			