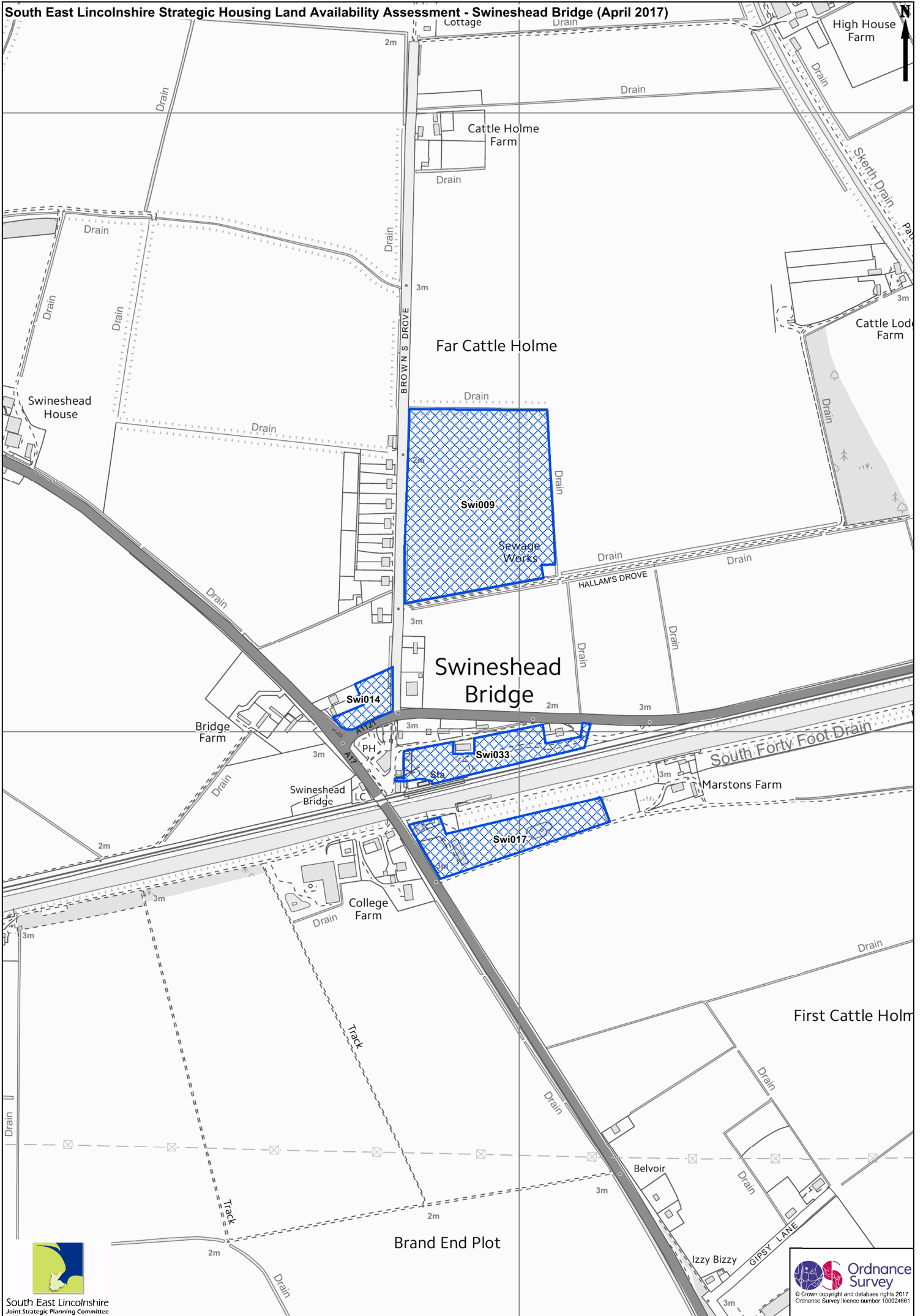


South East Lincolnshire Strategic Housing Land Availability Assessment - Swineshead Bridge (April 2017)



Reference	Swi009	Settlement:	Swineshead Bridge	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Brown's Drove, Swineshead Bridge			
Site area (Hectares)	6.76 Site capacity at 30 dph:	203 Site capacity at 25 dph:	169 Site capacity at 20 dph:	135 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	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, including flood mitigation costs. 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: 85 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Swineshead Bridge, where the emerging Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it relates poorly to the village's existing built form and its development would create a significant intrusion into the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Swineshead Bridge's existing services & facilities, it is not located within or adjacent to Swineshead Bridge's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the majority of the site is grade 1 agricultural land while the remainder is grade 2, and none of it is previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are accessible on foot & by bicycle, & by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.</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	Swi014	Settlement:	Swineshead Bridge	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Brown's Drove, Swineshead Bridge								
Site area (Hectares)	0.48	Site capacity at 30 dph:	14	Site capacity at 25 dph:	12	Site capacity at 20 dph:	10	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, although flood mitigation costs are likely. 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:		10	
	Delivered in yrs 11-15:					Delivered in yrs 16-20:			
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Swineshead Bridge, where the emerging Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it relates well to the village's existing built form.</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 Swineshead Bridge's existing services & facilities, & is located within Swineshead Bridge's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are accessible on foot & by bicycle, & by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</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			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference Swi017 **Settlement:** Swineshead Bridge **Phase two SHLAA sites**

Address Land to the east of Station Road, Swineshead Bridge

Site area (Hectares) 1.77 **Site capacity at 30 dph:** 53 **Site capacity at 25 dph:** 44 **Site capacity at 20 dph:** 35 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. 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: 11
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Swineshead Bridge, where the emerging Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is poorly-related to the existing settlement, and its development would greatly increase the visual impact and perceived extent of the village's built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Swineshead Bridge's existing services & facilities, it is not located within or adjacent to Swineshead Bridge's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, and much of the site is previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are accessible on foot & by bicycle, & by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	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 Swi033 **Settlement:** Swineshead Bridge **Phase two SHLAA sites**

Address Old Station Yard, Swineshead Bridge

Site area (Hectares) 1.35 **Site capacity at 30 dph:** 40 **Site capacity at 25 dph:** 34 **Site capacity at 20 dph:** 27 **Site capacity from planning permissions:** 35

Availability **Is the site available?** Yes

Explanation Full planning permission (ref. B/08/0156) is outstanding for the construction of 35 dwellings.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high and flood mitigation costs are likely. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 35
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site would create an extension to Swineshead Bridge, where the emerging Local Plan seeks the identification of no new allocations. However, planning permission is outstanding for the site's residential development.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it relates well to the village's existing built form.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Swineshead Bridge's existing services & facilities, & is located within Swineshead Bridge's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, and is previously developed land
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are accessible on foot & by bicycle, & by public transport.

Although it conflicts with the emerging Plan's locational strategy, planning permission is outstanding. Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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	