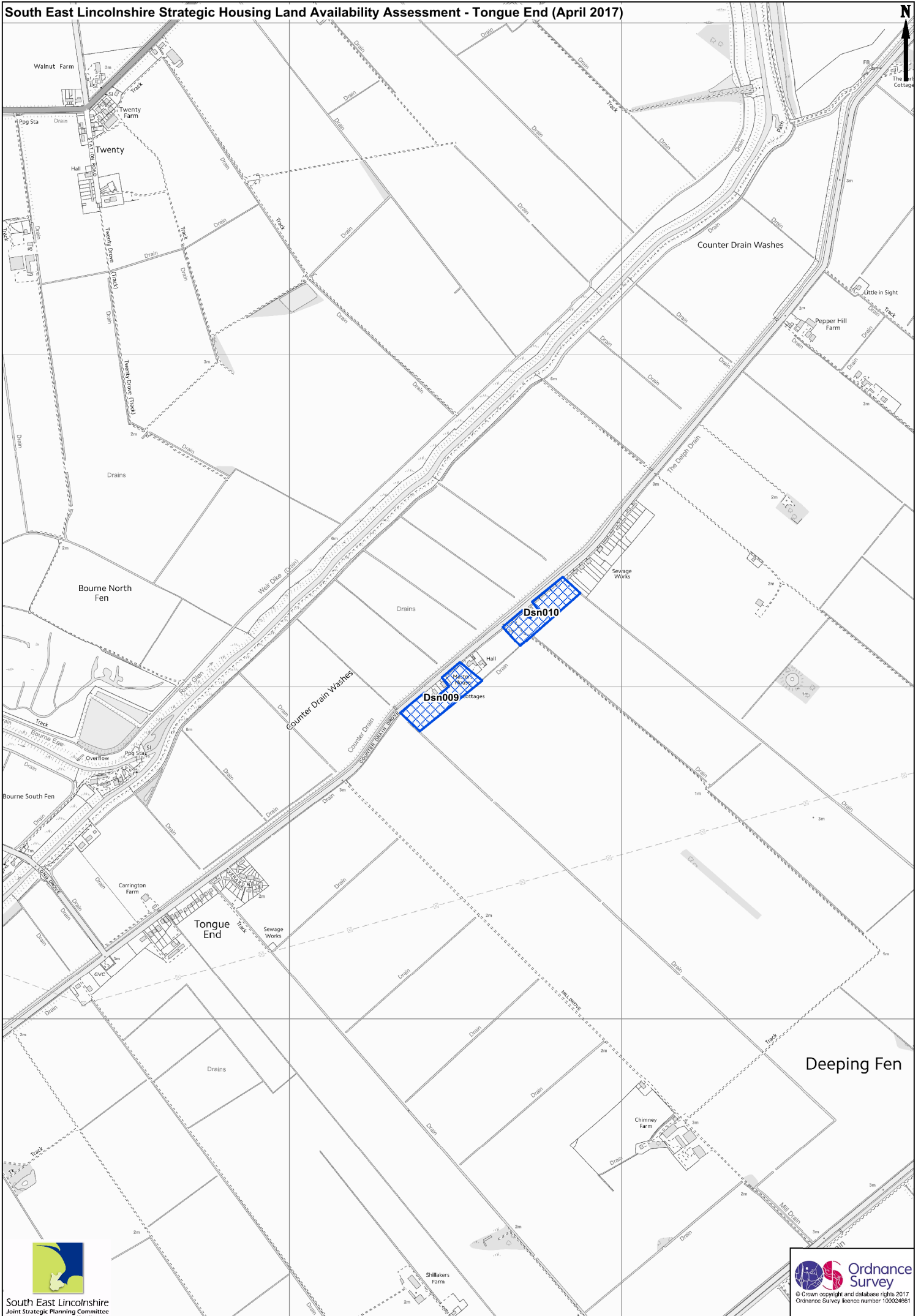


South East Lincolnshire Strategic Housing Land Availability Assessment - Tongue End (April 2017)



Reference **Dsn009** **Settlement:** Tongue End **Phase two SHLAA sites**

Address Land off Counter Drain Drove, Tongue End

Site area (Hectares) 1.74 **Site capacity at 30 dph:** 52 **Site capacity at 25 dph:** 44 **Site capacity at 20 dph:** 35 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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 relatively 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: 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 Tongue End, where the emerging Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although the site's development would not have adverse impacts on natural, built or heritage assets, it would harm the character and appearance of the area - it is out of scale with the existing settlement, and would greatly increase the settlement's visual impact on its rural surroundings.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.
LOCATION - it is located adjacent to Tongue End's existing built-up area (defined settlement limit), & any services in the village would potentially be accessible on foot or by vbcycle.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is grade 1 agricultural land.
TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, & its development would be unlikely to create or exacerbate traffic problems.

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

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 **Dsn010** **Settlement:** Tongue End **Phase two SHLAA sites**

Address Land off Counter Drain Drove, Tongue End

Site area (Hectares) 1.67 **Site capacity at 30 dph:** 50 **Site capacity at 25 dph:** 42 **Site capacity at 20 dph:** 33 **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 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 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: 9
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
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