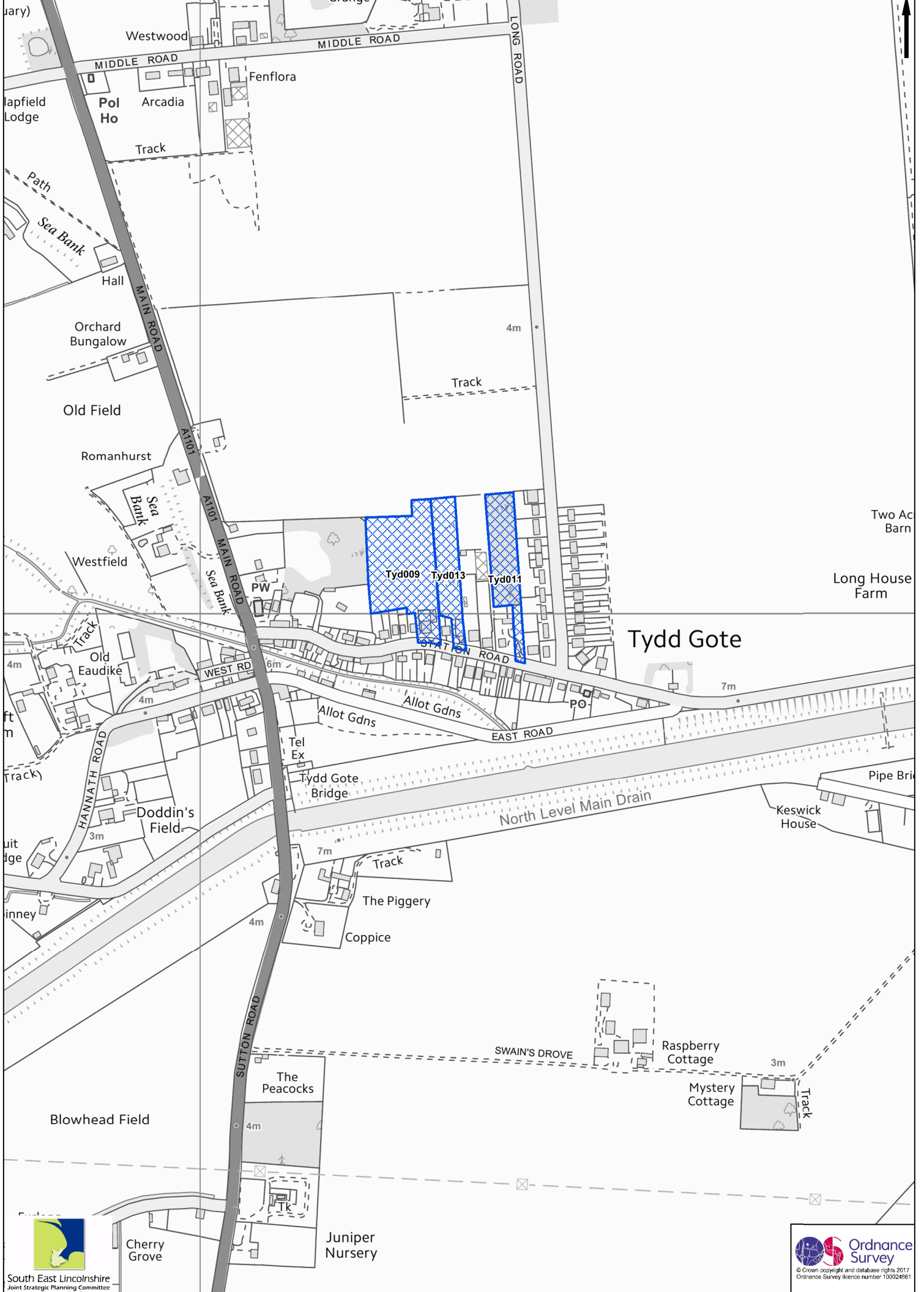


South East Lincolnshire Strategic Housing Land Availability Assessment - Tongue End (April 2017)



**Reference** Tyd009 **Settlement:** Tydd Gote **Phase two SHLAA sites**

**Address** Land to the north of Station Road, Tydd Gote

**Site area (Hectares)** 1.28 **Site capacity at 30 dph:** 38 **Site capacity at 25 dph:** 32 **Site capacity at 20 dph:** 26 **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: 2  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site would create an extension to Tydd Gote, where the emerging Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. The site is beside the conservation area boundary but suitable design will protect heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is close to Tydd Gote's existing services and facilities and is located within Tydd Gote's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a small unused field to the rear of a bungalow. Similar unused land is to each side behind dwellings fronting the road.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. There is a footpath on the southern side of the road. The access is on the outside of a bend and there is room to put an access beside the existing bungalow, if the nissan hut is removed. However, to create suitable radii the road may need to be more central in the plot and require the bungalow to be removed as well.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

**Classification** **Undevelopable**

<b>Flood risk</b>	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
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**Reference** Tyd011 Settlement: Tydd Gote Phase two SHLAA sites

**Address** 41 Station Road

**Site area (Hectares)** 0.62 Site capacity at 30 dph: 19 Site capacity at 25 dph: 16 Site capacity at 20 dph: 12 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 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 12  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation** The site would create an extension to Tydd Gote, where the emerging Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on built or heritage assets. The site has a tall hedge to the road side and the boundary with number 43 Station Road. There are also a number of trees on the front of the site and many to the rear.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is close to Tydd Gote's existing services and facilities and is located within Tydd Gote's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is garden to the rear of a bungalow. It is not visible from the road.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. There is a footpath on the southern side of the road. The existing narrow drive would have to be widened and this would require the removal of some / most of the hedge and trees. It would be preferable if the site could be developed as part of other sites to the west, where a better access can be achieved.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

**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** Tyd013 Settlement: Tydd Gote Phase two SHLAA sites

**Address** 35 Station Road

**Site area (Hectares)** 0.55 Site capacity at 30 dph: 16 Site capacity at 25 dph: 14 Site capacity at 20 dph: 11 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 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? No

**Explanation** The site would create an extension to Tydd Gote, where the emerging Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is close to Tydd Gote's existing services and facilities and is located within Tydd Gote's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a garden to the rear of a bungalow.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The existing narrow drive would not be sufficient access but if the site could be developed as part of Tyd009 to the west, where a better access can be achieved its development could be achieved.  
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
Zone 3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m