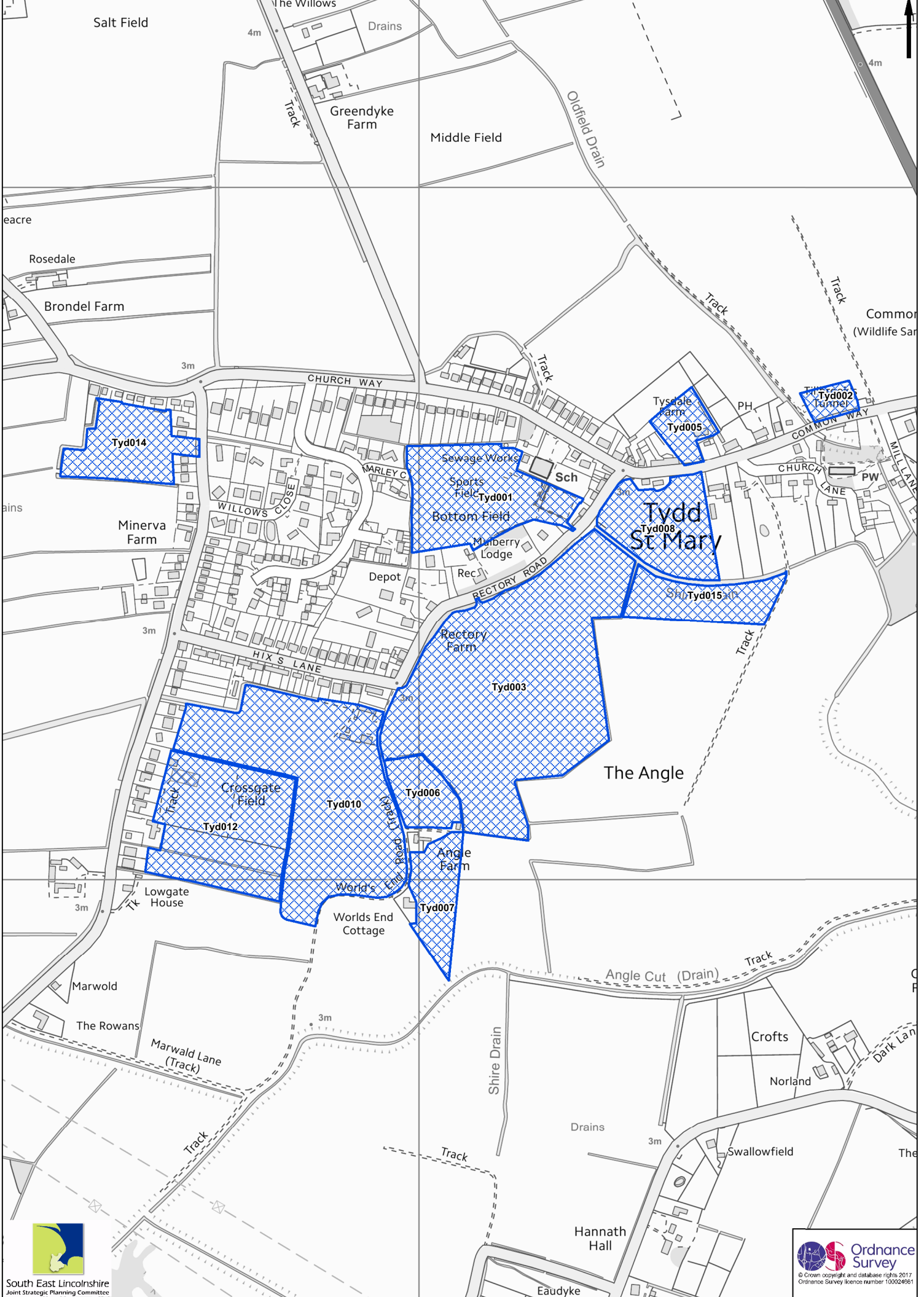


South East Lincolnshire Strategic Housing Land Availability Assessment - Tydd St Mary (April 2017)



**Reference** Tyd001 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land to the west of Rectory Road, Tydd St Mary

**Site area (Hectares)** 2.68 **Site capacity at 30 dph:** 80 **Site capacity at 25 dph:** 67 **Site capacity at 20 dph:** 54 **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 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: 4  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

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

**Explanation**  
The site is not in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities because the site is a playing field.  
LOCATION - It is accessible to Tydd St Mary's existing services and facilities and is located within Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a playing field with football pitch, bowling green, play equipment and a new pavilion. Although it is fenced off from the adjacent school there is a gate and so the field also appears to be used by the school.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site would be suitable provided the access could be widened to accommodate the required junction radii, road width and visibility splays.  
Consequently, the site is considered unsuitable owing to scale and loss of open space.

**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** Tyd002 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land to the north of Common Way, Tydd St Mary

**Site area (Hectares)** 0.32 **Site capacity at 30 dph:** 10 **Site capacity at 25 dph:** 8 **Site capacity at 20 dph:** 6 **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 7, and be completed before year 10).

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

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

**Explanation**  
In scale with the 40 dwellings sought for Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on built assets. The site is within the conservation area but harm to heritage assets could be prevented by careful design and layout. There are also some trees on the frontage, which might have to be removed in part or whole, if the plots were accessed directly from Common Way. A small access road serving the dwellings behind the trees could allow the trees to be retained.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space or community facilities. Green infrastructure could be affected.  
LOCATION - It is accessible to Tydd St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a field used for large allotments. It has trees on the road side. It is also opposite a pre school. The whole field was originally submitted but it relates poorly to the existing village, and its development would have a detrimental impact upon the character of the village and surrounding area. Although the applicants are agreeable to frontage development, as now shown, it would be inappropriate to extend the development boundary in this location when there are sites to meet the requirement in Tydd St Mary outside the Conservation Area.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. There is a footway link to the village and turning spaces would be required within each plot .  
Consequently, the site in its reduced form, as frontage only, is considered unsuitable because there sites outside the conservation area.

**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** Tyd003 Settlement: Tydd St Mary Phase two SHLAA sites

**Address** Land to the south of Rectory Road, Tydd St Mary

**Site area (Hectares)** 8.72 Site capacity at 30 dph: 262 Site capacity at 25 dph: 218 Site capacity at 20 dph: 174 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 moderate. 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: 124  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is not in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary, as it would provide 174 dwellings at 20dph. If the site was developed Tyd006 would need to be included.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. The site abuts the Conservation Area boundary for over half of its Rectory Road frontage. Any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the conservation area.  
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 accessible to Tydd St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a large field with trees on the road side. The development of this site would cross the road that provides a strong development boundary at present and would thereby impact upon the character of the area.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. If dwellings front on to Rectory Road, the carriageway would require upgrading with footpath and drainage gullies and this would affect the trees. An alternative approach would be to construct a new road across the site to remove traffic from Rectory Road.  
Consequently, the site is not considered suitable owing to its size and potential impact on the conservation area and trees.

**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** Tyd005 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Tysdale Manor, Common Way, Tydd St Mary

**Site area (Hectares)** 0.58 **Site capacity at 30 dph:** 17 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 12 **Site capacity from planning permissions:** 2

**Availability** **Is the site available?** Yes

**Explanation** Planning permission (reference H21-0794-10) is outstanding for the creation of 2 dwellings.

**Achievability** **Is the site achievable?** Yes

**Explanation** Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. 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: 2  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation** The site is within the proposed settlement boundary for Tydd St Mary where development can be permitted.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. The site is within the conservation area, but harm to heritage assets could be prevented by careful design and layout.  
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 accessible to Tydd St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site has an orchard on the road side. The development of this site will be contained within and behind frontage development. Visibility at the existing access is restricted but two plots should have little further impact than its former agricultural use.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

<b>Flood risk</b>	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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

**Reference** Tyd006 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land off World's End Road, Tydd St Mary

**Site area (Hectares)** 0.82 **Site capacity at 30 dph:** 25 **Site capacity at 25 dph:** 20 **Site capacity at 20 dph:** 16 **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 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 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 12  
Delivered in yrs 11-15: 4  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

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

**Explanation**  
The site is in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to 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 peripheral to Tydd St Mary's existing services and facilities and is not located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a small field with a few large trees on some of the boundary. It abuts another submitted site Tyd003 and it would be appropriate to allocate it if Tyd003 is allocated. Otherwise it has an adverse impact on the character and appearance of the settlement.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.  
Consequently, the site is considered unsuitable owing to its poor relationship with the settlement and because Tyd003 is not a Preferred Housing Site.

**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** Tyd007 Settlement: Tydd St Mary Phase two SHLAA sites

**Address** Land off World's End Road, Tydd St Mary

**Site area (Hectares)** 1.05 Site capacity at 30 dph: 32 Site capacity at 25 dph: 26 Site capacity at 20 dph: 21 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 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 10).

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

**Suitability** Is the site suitable? No

**Explanation** The site is in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to 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 peripheral to Tydd St Mary's existing services and facilities and is not located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a small field and is beyond a currently isolated dwelling. It has a poor relationship with Tydd St Mary and this would continue even if Tyd003 and Tyd006 are allocated.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The road is substandard.  
Consequently, the site is considered unsuitable owing to its poor relationship with the settlement.

**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** Tyd008 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land to the south of Church Way, Tydd St Mary

**Site area (Hectares)** 1.82 **Site capacity at 30 dph:** 55 **Site capacity at 25 dph:** 46 **Site capacity at 20 dph:** 36 **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 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: 12  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. Part of the site is in, or adjacent to, the conservation area and any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the conservation area.  
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 St Mary's existing services and facilities and is located within Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is a small field and is bounded by hedges. It provides an open aspect to the village and is close to the shop and the playing field. Its development would remove this open character.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Access, with appropriate visibility could be achieved from Common Way or Rectory Road and would be likely to involve the loss of some frontage trees. Footpaths, kerbing and highway drainage would be required.  
Consequently, the site is considered suitable because the issues could be resolved with a suitable design.

**Classification** **Developable (11-15)**

<b>Flood risk</b>	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** Tyd010 Settlement: Tydd St Mary Phase two SHLAA sites

**Address** Land off Worlds End Road

**Site area (Hectares)** 5.79 Site capacity at 30 dph: 174 Site capacity at 25 dph: 145 Site capacity at 20 dph: 116 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 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: 66  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is not in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to 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 St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is agricultural land bounded by development, other agricultural land and a lane.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. This site can only be developed from Tyd003 and Tyd006.  
Consequently, owing to it being too large and Tyd003 and Tyd006 not being a Preferred Housing Site the site is unsuitable.

**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** Tyd012 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land to rear of Roma Lowgate

**Site area (Hectares)** 3.36 **Site capacity at 30 dph:** 101 **Site capacity at 25 dph:** 84 **Site capacity at 20 dph:** 67 **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 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: 17  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

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

**Explanation**  
The site is not in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to 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 St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site agricultural land bounded by development, other agricultural land and a lane.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. This site can only be developed from Tyd003, Tyd006 and Tyd010.  
Consequently, owing to it being too large and Tyd003, Tyd006 and Tyd010 not being a Preferred Housing Site the site is unsuitable.

**Classification** **Undevelopable**

<b>Flood risk</b>	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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

**Reference** Tyd014 **Settlement:** Tydd St Mary **Phase two SHLAA sites**

**Address** Land at Lowgate Tydd St Mary

**Site area (Hectares)** 1.54 **Site capacity at 30 dph:** 46 **Site capacity at 25 dph:** 38 **Site capacity at 20 dph:** 31 **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 relatively high, and opening-up infrastructure costs are likely to be moderate owing to water and sewerage networks requiring improvement. The secondary school has limited capacity but has sufficient land for extensions. If it is allocated, there is a reasonable prospect that it would be developed but owing to the required water and sewerage 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: 15  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets. The existing 20th century development around Minerva Farmhouse (Listed Grade II) has effectively reduced the potential harm that this site could have had.  
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 St Mary's existing services and facilities and is located adjacent Tydd St Mary's existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is agricultural land bounded by development and other agricultural land.  
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Lowgate has been improved and a suitable gap has been left for a junction with the required radii and visibility splays.  
Consequently, the site is considered suitable.

**Classification** **Developable (11-15)**

<b>Flood risk</b>	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** Tyd015 Settlement: Tydd St Mary Phase two SHLAA sites

**Address** Land to the east of Rectory Road, Tydd St Mary

**Site area (Hectares)** 1.25 Site capacity at 30 dph: 38 Site capacity at 25 dph: 31 Site capacity at 20 dph: 25 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: 1  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is in scale with the 40 dwellings which the emerging Local Plan seeks to be developed in Tydd St Mary.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but its development would have adverse impacts upon the character and appearance of the area - considered in isolation, the site relates poorly to the existing village.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Tydd St Mary's existing services and facilities, & is located adjacent to its existing built-up area.  
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, and is not previously developed.  
TRANSPORT - although services & facilities are potentially accessible by bicycle, on foot or by public transport, the site does not have a frontage onto the public highway.  
  
Consequently the site is considered unsuitable, due to environmental impacts and transport issues (if considered in isolation). If the site is considered together with sites Tyd003 and/or Tyd008, these issues would potentially be overcome.

**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