

Reference	Tyd001	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to the west of Rec	tory 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 Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	tion, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	-	a reasonable prospect tha	= -	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 4	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it wopen space, green infra LOCATION - It is accessi Mary's existing built-up SITE CHARACTERISTICS new pavilion. Although to be used by the school TRANSPORT - Services a would be suitable proviwidth and visibility spla	rill lead to the loss of, or pla structure or community far ble to Tydd St Mary's existi area (defined settlement li - The site is a playing field v it is fenced off from the ad ol. and facilities are potentially ded the access could be wi	ice undue burdens on, cilities because the site ng services and facilitie (mit); with football pitch, boy jacent school there is a accessible by foot, bic dened to accommodat	vling green, play equipment and a gate and so the field also appears ycle and public transport. The site e the required junction radii, road
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	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	Tyd002	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to the north of Co	mmon 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allocat	ion, there are no knowr	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit		s allocated, there is a re	e costs are likely to be relatively easonable prospect that it would 0).
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:		6	
Suitability	Is the site suitable?	No		
	conservation area but halso some trees on the accessed directly from allow the trees to be re INFRASTRUCTURE - it wopen space or commun LOCATION - It is accessionary's existing built-up SITE CHARACTERISTICS opposite a pre school. Tand its development warea. Although the applinappropriate to extend requirement in Tydd St TRANSPORT - Services a footway link to the viii	narm to heritage assets coul- frontage, which might have Common Way. A small accest tained. vill not lead to the loss of, or lity facilities. Green infrastrushle to Tydd St Mary's existir area (defined settlement lire. The site is a field used for life whole field was original bould have a detrimental implicants are agreeable to fron at the development boundary. Mary outside the Conservate and facilities are potentially llage and turning spaces wor	d be prevented by careft to be removed in part of six road serving the dwelf place undue burdens of inture could be affected ag services and facilities mit); large allotments. It has allot submitted but it relative tage development, as now in this location when the cion Area. accessible by foot, bicyculd be required within experted to be required within experted to be serviced as a contract of the contract of	Ilings behind the trees could n, existing infrastructure, such as and is located adjacent Tydd St trees on the road side. It is also es poorly to the existing village, of the village and surrounding ow shown, it would be here are sites to meet the
Classification	Unde	evelopable		
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	Tyd003	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to the south of Re	ectory 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation		reasonable prospect that it		osts are likely to be moderate. If it sumed to begin in year 9, 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:		50 124	
Suitability	Is the site suitable	? No		
	the Conservation Area should be informed by the proposal on the his and appearance of the INFRASTRUCTURE - it vopen space, green infra LOCATION - It is access Mary's existing built-up SITE CHARACTERISTICS would cross the road the upon the character of taransport - Services dwellings front on to R gullies and this would a site to remove traffic for	boundary for over half of a Heritage Impact Assess storic townscape and in pacconservation area. Will not lead to the loss of, astructure or community fible to Tydd St Mary's exist or area (defined settlement in The site is a large field what provides a strong devette area. In and facilities are potential ectory Road, the carriage of affect the trees. An alternation Rectory Road.	ts Rectory Road frontage nent. The Assessment wo rticular how it would preson place undue burdens of acilities. It is services and facilities limit); ith trees on the road side lopment boundary at presy accessible by foot, bicyway would require upgrad tive approach would be to	aral or built assets. The site abuts Any development proposal uld need to address the impact of serve and enhance the character an, existing infrastructure, such as and is located adjacent Tydd St The development of this site sent and would thereby impact cle and public transport. If ing with footpath and drainage to construct a new road across the ential impact on the
Classification	Unde	evelopable		
I lood Hak	Zone 1 Zone 2 Zone 3a Zone3b	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

O.58 Site capacity at 30 dph: Is the site available lanning permission (rest the site achievable lanning permission is consistent of the site achievable lanning permission (restricted in years).	17 sees are moutstandir	Yes Yes Yes Oderate, and og and there is	pening-u a reason	p infrastructur able prospect 1	e costs are	-	2
at 30 dph: s the site available lanning permission (re s the site achievab sood achievability. Value lanning permission is consistent of the site achievab selivered in yrs 1-5: selivered in yrs 6-10:	ference H	Yes 21-0794-10) is Yes Oderate, and cong and there is	pening-u a reason	at 20 dph: ding for the cre p infrastructur able prospect t	eation of 2	from planning permissions: dwellings.	
lanning permission (rest the site achievable sood achievability. Valual lanning permission is consumed to begin in year lelivered in yrs 1-5: selivered in yrs 6-10:	ference H	Yes oderate, and og and there is	pening-u a reason	p infrastructur able prospect 1	e costs are	dwellings.	
s the site achievab sood achievability. Valu lanning permission is of assumed to begin in year	ues are mo	Yes oderate, and o	pening-u a reason	p infrastructur able prospect 1	e costs are	-	
sood achievability. Valu lanning permission is o assumed to begin in ye delivered in yrs 1-5: delivered in yrs 6-10:	ues are mo	oderate, and o	a reason	able prospect t		e likely to be relat	
lanning permission is of assumed to begin in yes delivered in yrs 1-5: lelivered in yrs 6-10:	outstandir	ng and there is	a reason	able prospect t		e likely to be relat	
elivered in yrs 6-10:				ear 10).	that it will		
relivered in yrs 16-20 relivered in yrs 21-25:			2				
s the site suitable?	•	Yes					
NVIRONMENTAL IMPA vithin the conservation NFRASTRUCTURE - it w pen space, green infra OCATION - It is accessi Mary's existing built-up ITE CHARACTERISTICS ontained within and be lots should have little to RANSPORT - Services a	ACTS - It is area, but ill not lead structure ble to Tyd area (defi - The site ehind fron further im and faciliti	unlikely to ha harm to herit d to the loss or or community d St Mary's ex ined settlemen has an orcharutage developr pact than its f es are potenti	we advers age asset f, or place facilities isting ser at limit); d on the r nent. Visi ormer ag	te impacts on rest could be prevented and the burder of the country of the countr	vented by vented by ns on, exis ties and is developm isting acce	built assets. The socareful design and ting infrastructure located adjacent ent of this site will so is restricted bu	ite is d layout. e, such as Tydd St l be t two
Deve	lopable				N	Davidh	
		Low hazard Danger for s Danger for r	nost		0m 0.2 0.5 1.0	1 to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m	
he Nit NF Or Io	livered in yrs 16-20 livered in yrs 21-25: the site suitable? e site is within the province of the site suitable? e site is within the province of the site is within the province of the site is within the province of the site is within the conservation of the site is accessing the site the site is a	livered in yrs 16-20 livered in yrs 21-25: the site suitable? e site is within the proposed set VIRONMENTAL IMPACTS - It is thin the conservation area, but FRASTRUCTURE - it will not leaven space, green infrastructure CATION - It is accessible to Tydary's existing built-up area (define CHARACTERISTICS - The site intained within and behind from the should have little further impacts should have little further impacts and facilities.	e site is within the proposed settlement bour VIRONMENTAL IMPACTS - It is unlikely to har thin the conservation area, but harm to herit FRASTRUCTURE - it will not lead to the loss of en space, green infrastructure or community CATION - It is accessible to Tydd St Mary's exary's existing built-up area (defined settlement E CHARACTERISTICS - The site has an orchard nationed within and behind frontage developments should have little further impact than its frankSPORT - Services and facilities are potential insequently, the site is considered suitable. Developable (06-10) No hazard Low hazard Danger for so Danger for national content of the site is considered suitable.	e site is within the proposed settlement boundary for VIRONMENTAL IMPACTS - It is unlikely to have advers thin the conservation area, but harm to heritage asset FRASTRUCTURE - it will not lead to the loss of, or place en space, green infrastructure or community facilities CATION - It is accessible to Tydd St Mary's existing ser ary's existing built-up area (defined settlement limit); TE CHARACTERISTICS - The site has an orchard on the rotained within and behind frontage development. Visitots should have little further impact than its former age ANSPORT - Services and facilities are potentially access insequently, the site is considered suitable. Developable (06-10) No hazard	livered in yrs 16-20 livered in yrs 21-25: the site swithin the proposed settlement boundary for Tydd St Maryw VIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on rithin the conservation area, but harm to heritage assets could be presensored, green infrastructure or community facilities. CATION - It is accessible to Tydd St Mary's existing services and facilitary's existing built-up area (defined settlement limit); E CHARACTERISTICS - The site has an orchard on the road side. The exist should have little further impact than its former agricultural use. ANSPORT - Services and facilities are potentially accessible by foot, but insequently, the site is considered suitable. Developable (06-10) No hazard Low hazard Danger for some Danger for most	divered in yrs 16-20 livered in yrs 21-25: the site suitable? The site is within the proposed settlement boundary for Tydd St Marywhere developments on natural or thin the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation area, but harm to heritage assets could be prevented by the conservation of place undue burdens on, exist en space, green infrastructure or community facilities. CATION - It is accessible to Tydd St Mary's existing services and facilities and is arry's existing services and facilities and is arry's existing services and facilities and or chard on the road side. The developmentation within and behind frontage development. Visibility at the existing access should have little further impact than its former agricultural use. ANSPORT - Services and facilities are potentially accessible by foot, bicycle and insequently, the site is considered suitable. Developable (06-10) No hazard Low hazard Danger for some Danger for most Danger for most Danger for all Danger for all	e site is within the proposed settlement boundary for Tydd St Marywhere development can be possible to site is within the proposed settlement boundary for Tydd St Marywhere development can be possible to the site suitable? Possible to have adverse impacts on natural or built assets. The site thin the conservation area, but harm to heritage assets could be prevented by careful design and readsTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure en space, green infrastructure or community facilities. CATION - It is accessible to Tydd St Mary's existing services and facilities and is located adjacent any's existing built-up area (defined settlement limit); EC CHARACTERISTICS - The site has an orchard on the road side. The development of this site will nationed within and behind frontage development. Visibility at the existing access is restricted but its should have little further impact than its former agricultural use. ANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. ANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Insequently, the site is considered suitable. No Depth Low hazard Danger for some Danger for some Danger for some Danger for most O.25m to 0.50m O.25m to 0.50m to 1.0m

Reference	Tyd006	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land off World's End Ro	oad, 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 Yes		ретиваюта.
Explanation	Although there is no pla	anning permission or alloo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		sonable prospect that it	- '	costs are likely to be low. If it is sumed 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:		12 4	
Suitability	Is the site suitable?	No		
Explanation	Mary. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infra LOCATION - It is periphest Mary's existing built-SITE CHARACTERISTICS another submitted site has an adverse impact of TRANSPORT - Services and Consequently, the site in the site	ACTS - It is unlikely to havill not lead to the loss of, istructure or community feral to Tydd St Mary's exiup area (defined settlemed). The site is a small field various and it would be a on the character and appeared facilities are potential.	e adverse impacts on na or place undue burdens acilities. sting services and facilitient limit); with a few large trees on ppropriate to allocate it earance of the settlementally accessible by foot, bid	tural, built or heritage assets. s on, existing infrastructure, such as es and is not located adjacent Tydd a some of the boundary. It abuts if Tyd003 is allocated. Otherwise it nt. cycle and public transport. hiship with the settlement and
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	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

Tyd007	Settlement:	Tydd St Mary	Phase two SHLAA sites
Land off World's End Ro	ad, Tydd St Mary		
1.05 Site capacity at 30 dph:	32 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning
Is the site available	? Yes		permissions:
Although there is no pla	nning permission or alloca	tion, there are no know	n legal or ownership problems.
Is the site achievab	le? Yes		
allocated, there is a reas	sonable prospect that it wo		
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:		21	
Is the site suitable?	No		
Mary. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w open space, green infra: LOCATION - It is periphe St Mary's existing built-I SITE CHARACTERISTICS relationship with Tydd S TRANSPORT - Services a is substandard.	CTS - It is unlikely to have ill not lead to the loss of, o structure or community facted to Tydd St Mary's exist up area (defined settlemer - The site is a small field and the stilling and facilities are potentially	adverse impacts on nature place undue burdens of cilities. ing services and facilities at limit); and is beyond a currently strinue even if Tyd003 and accessible by foot, bicy	ural, built or heritage assets. On, existing infrastructure, such a s and is not located adjacent Tyd solated dwelling. It has a poor d Tyd006 are allocated. cle and public transport. The roa
Unde	velopable		
Zone 1 Zone 2 Zone 3a Zone3b			No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m
,	Land off World's End Ro 1.05 Site capacity at 30 dph: Is the site available Although there is no pla Good achievability. Valuallocated, there is a reacompleted before year is completed in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 16-20 Delivered in yrs 11-15: Delivered in yrs 21-25: Is the site suitable? The site is in scale with it Mary. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infrationship with Tydd STRANSPORT - Services a is substandard. Consequently, the site is in scale is substandard. Consequently, the site is in scale is substandard.	Land off World's End Road, Tydd St Mary 1.05 Site capacity at 30 dph: at 25 dph: Is the site available? Yes Although there is no planning permission or allocal although there is no planning permission or allocal although there is a reasonable prospect that it we completed before year 10). Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 21-25: Is the site suitable? No The site is in scale with the 40 dwellings which the Mary. ENVIRONMENTAL IMPACTS - It is unlikely to have INFRASTRUCTURE - it will not lead to the loss of, or open space, green infrastructure or community fa LOCATION - It is peripheral to Tydd St Mary's exist St Mary's existing built-up area (defined settlemer SITE CHARACTERISTICS - The site is a small field an relationship with Tydd St Mary and this would con TRANSPORT - Services and facilities are potentially is substandard. Consequently, the site is considered unsuitable ow Undevelopable Zone 1 Zone 2 Zone 3a Zone 3b Zone 3b	Land off World's End Road, Tydd St Mary 1.05 Site capacity at 30 dph: at 25 dph: at 20 dph: Is the site available? Although there is no planning permission or allocation, there are no know Is the site achievable? Good achievability. Values are moderate, and opening-up infrastructure or allocated, there is a reasonable prospect that it would be developed (assu completed before year 10). Delivered in yrs 1-5: Delivered in yrs 16-20 Delivered in yrs 11-15: Delivered in yrs 12-125: Is the site is in scale with the 40 dwellings which the emerging Local Plan see Mary. ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natt INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens of open space, green infrastructure or community facilities. LOCATION - It is peripheral to Tydd St Mary's existing services and facilities St Mary's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is a small field and is beyond a currently irelationship with Tydd St Mary and this would continue even if Tyd003 and TRANSPORT - Services and facilities are potentially accessible by foot, bicy is substandard. Consequently, the site is considered unsuitable owing to its poor relations Danger for some

Reference	Tyd008	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to the south of Ch	urch 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 pla	anning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		sonable prospect that it		osts are likely to be low. If it is med 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 12	
Suitability	Is the site suitable	Yes		
Explanation	Mary. ENVIRONMENTAL IMPRIS in, or adjacent to, the Heritage Impact Assess historic townscape and the conservation area. INFRASTRUCTURE - it wopen space, green infratoCATION - It is close the existing built-up area (CSITE CHARACTERISTICS village and is close to the transport of the services with appropriate visibili involve the loss of som	ACTS - It is unlikely to have conservation area and ament. The Assessment win particular how it would will not lead to the loss of astructure or community or Tydd St Mary's existing defined settlement limit); - The site is a small field the shop and the playing finand facilities are potentiality could be achieved frome frontage trees. Footpat	e adverse impacts on naturally development proposal ould need to address the independent of preserve and enhance the or place undue burdens of facilities. It is services and facilities and and is bounded by hedges, and its development would live accessible by foot, bicy make the common way or Rector has, kerbing and highway desired.	eks to be developed in Tydd St aral or built assets. Part of the site I should be informed by a mpact of the proposal on the ne character and appearance of an, existing infrastructure, such as is located within Tydd St Mary's It provides an open aspect to the Id remove this open character. It cle and public transport. Access, Ty Road and would be likely to rainage would be required. esolved with a suitable design.
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la Ba	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

Reference	Tyd010	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land off Worlds End Ro	ad		
Site area (Hectares)	5.79 Site capacity at 30 dph:	174 Site capacity at 25 dph:	Site capacity at 20 dph:	116 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 know	n legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	•	sonable prospect that it w		costs are likely to be low. If it is umed to begin in year 9, 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:		50 66	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it wopen space, green infra LOCATION - It is close to Mary's existing built-up SITE CHARACTERISTICS lane. TRANSPORT - Services a can only be developed	rill not lead to the loss of, of structure or community factor Tydd St Mary's existing so area (defined settlement law of the site is agricultural lar and facilities are potentially from Tyd003 and Tyd006.	or place undue burdens cilities. ervices and facilities and imit); and bounded by developmy accessible by foot, bicy	tural, built or heritage assets. on, existing infrastructure, such as I is located adjacent Tydd St ment, other agricultural land and a ycle and public transport. This site ng a Preferred Housing Site the
Classification Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for son 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	Tyd012	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to rear of Roma L	owgate		
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 Yes		
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 Yes		
Explanation		s a reasonable prospect t		osts 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 17	
Suitability	Is the site suitable?	No		
Explanation	Mary. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infra LOCATION - It is close to Mary's existing built-up SITE CHARACTERISTICS lane. TRANSPORT - Services a can only be developed	ACTS - It is unlikely to hawill not lead to the loss of istructure or community or Tydd St Mary's existing area (defined settlemental area and facilities are potential from Tyd003, Tyd006 and the it being too large and Total in the its in the its unlikely to the its unl	ve adverse impacts on nar, or place undue burdens facilities. services and facilities and tilmit); nd bounded by developmentally accessible by foot, bicy d Tyd010.	n seeks to be developed in Tydd St tural, built or heritage assets. on, existing infrastructure, such as I is located adjacent Tydd St ent, other agricultural land and a ycle and public transport. This site O not being a Preferred Housing
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	ia	No hazard Low hazard Danger for so Danger for n 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

Site area (Hectares) 1.54 Availability	at 30 dph: a site available? In the site available as the site available? In the site available as the site available?	ite capacity 38 It 25 dph: Yes Mission or allocation, t	at 20 dph:	1 Site capacity from planning permissions:
Availability Is the	at 30 dph: a site available? In the site is no planning per a site achievable?	Yes mission or allocation, t	at 20 dph:	from planning permissions:
Availability	igh there is no planning per	mission or allocation, t	here are no known leg	
Explanation Althou	e site achievable?		here are no known leg	gal or ownership problems.
		Yes		
Achievability Is the	- det dette	163		
owing but ha develo		works requiring improons. If it is allocated, threed water and sewerage	vement. The secondar nere is a reasonable pro	
Delive Delive Delive	red in yrs 1-5: red in yrs 6-10: red in yrs 11-15: red in yrs 16-20 red in yrs 21-25:	16 15		
Suitability Is the	e site suitable?	Yes		
Mary. ENVIR existir poten INFRA open: LOCAT Mary' SITE C TRANS	g 20th century developmer tial harm that this site could STRUCTURE - it will not lead space, green infrastructure of TON - It is close to Tydd St Notes to Strain built-up area (definance) and facilities of ToRT - Services and facilities	unlikely to have adver at around Minerva Farr I have had. If to the loss of, or place or community facilities Mary's existing services ned settlement limit); is agricultural land bou es are potentially acces	ese impacts on natural, nhouse (Listed Grade I e undue burdens on, es a and facilities and is lo nded by development ssible by foot, bicycle a	built or heritage assets. The I) has effectively reduced the xisting infrastructure, such as
Classification	Developable	(11-15)		
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 >2.0m

Reference	Tyd015	Settlement:	Tydd St Mary	Phase two SHLAA sites
Address	Land to the east of Rec	tory 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		s a reasonable prospect		costs are likely to be relatively low. ed (assumed to begin in year 8, and
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?	No		
	development would ha isolation, the site relate INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is be TRANSPORT - although transport, the site does Consequently the site is	ve adverse impacts upor es poorly to the existing vill not lead to the loss of ible to Tydd St Mary's ex - although the site has liest and most versatile ag services & facilities are particular in the site of the site is considered unsuitable, . If the site is considered	n the character and appear village. f, nor place undue burder isting services and faciliti ttle intrinsic amenity valu ricultural land, and is not potentially accessible by leading to to the public highway. due to environmental im	tural or heritage assets, but its arance of the area - considered in as on, existing infrastructure. es, & is located adjacent to its are and there are no nearby 'bad previously developed. Dicycle, on foot or by public pacts and transport issues (if 03 and/or Tyd008, these issues
Classification	Unde	evelopable		
Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for n 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