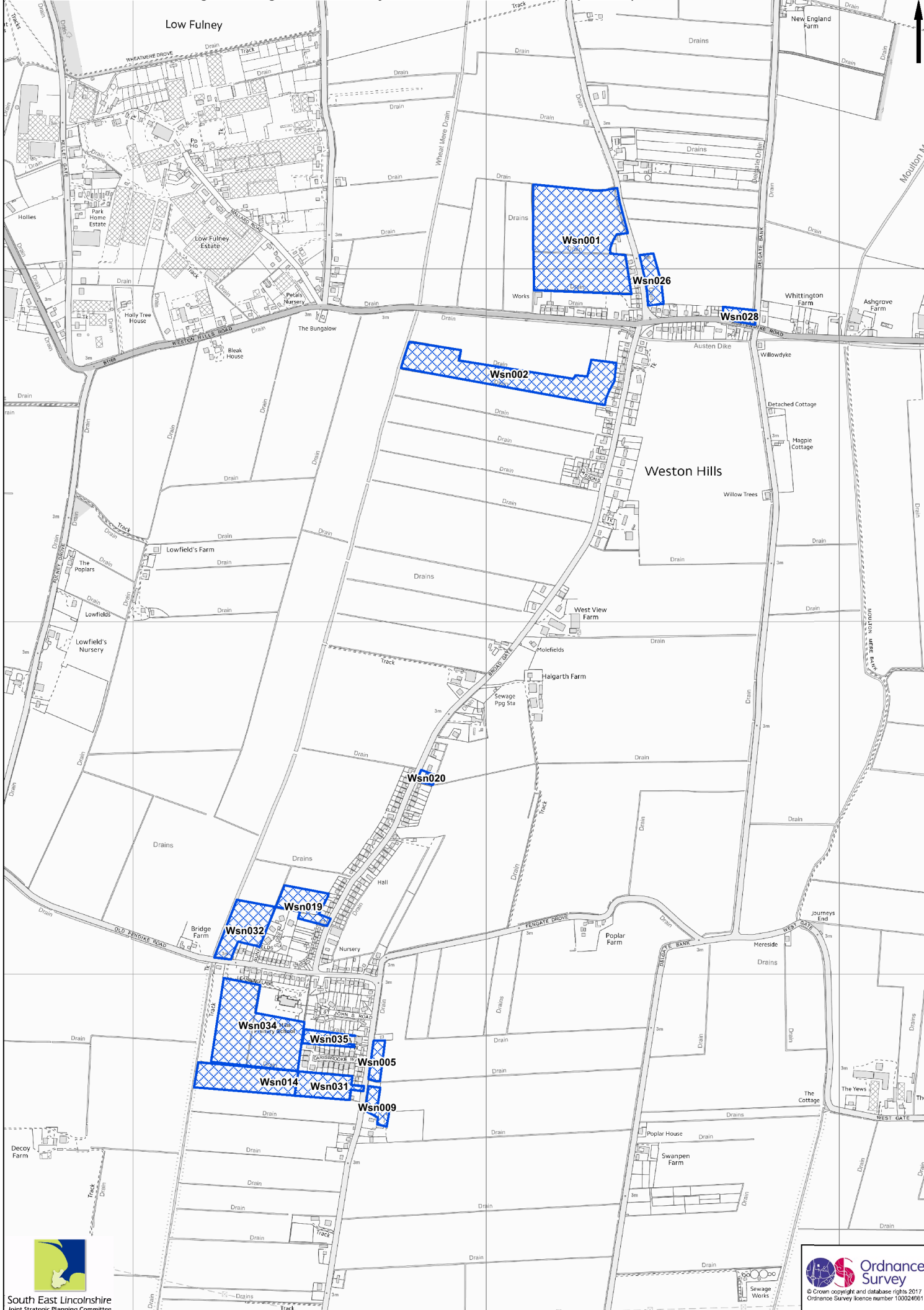


South East Lincolnshire Strategic Housing Land Availability Assessment - Weston Hills (April 2017)



Reference **Wsn001** **Settlement:** Weston Hills Austendy Phase two SHLAA sites

Address Land to the west of Broadgate, Weston Hills

Site area (Hectares) 7.38 **Site capacity at 30 dph:** 221 **Site capacity at 25 dph:** 184 **Site capacity at 20 dph:** 148 **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 also likely to be relatively high, including flood mitigation costs. Nonetheless, 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: 98
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Weston Hills Austendyke, 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 out-of-scale with the existing village, relates poorly to the village's existing built form, and its development would create a significant intrusion into the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills Austendyke's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not 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, 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

Reference **Wsn002** **Settlement:** Weston Hills Austendy **Phase two SHLAA sites**

Address Land to the west of Broadgate, Weston Hills

Site area (Hectares) 4.07 **Site capacity at 30 dph:** 122 **Site capacity at 25 dph:** 102 **Site capacity at 20 dph:** 81 **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, 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 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: 31
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Weston Hills Austendyke, 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 relates very poorly to the village's existing built form, and its development would create a significant intrusion into the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills Austendyke's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not 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, 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	

Reference	Wsn026	Settlement:	Weston Hills Austendy	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Broadgate, Weston Hills Austendyke								
Site area (Hectares)	0.61	Site capacity at 30 dph:	18	Site capacity at 25 dph:	15	Site capacity at 20 dph:	12	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 relatively high, 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 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	<p>The site would create an extension to Weston Hills Austendyke, 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 - although its development would mirror that on the western side of Broad Gate, it would create more than 140 metres of ribbon development, which would greatly change the area's character, whilst delivering relatively few new dwellings.</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 Weston Hills Austendyke's existing services & facilities, & is located adjacent to the village'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 site is grade 1 agricultural land, and is not 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, and adverse environmental impacts.</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

Wsn027

Settlement:

Weston Hills Austendy

Phase two SHLAA sites

Address

Land to the east of Broadgate, Weston Hills Austendyke

Site area (Hectares)

0.27	Site capacity at 30 dph:	8	Site capacity at 25 dph:	7	Site capacity at 20 dph:	5	Site capacity from planning permissions:	<input type="checkbox"/>
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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 very 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: 5

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 Weston Hills Austendyke, 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 would create 60 metres of ribbon development, which would greatly change the area's character, whilst delivering very few new dwellings. Furthermore, its northern boundary is not defined by any physical feature and its development would inevitably increase pressure for the development of further land to its north.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Weston Hills Austendyke's existing services & facilities, & is located adjacent to the village's existing built-up area.

SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not 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, and adverse environmental impacts.

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	Wsn028	Settlement:	Weston Hills Austendy	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Austendyke Road, Weston Hills Austendyke			
Site area (Hectares)	0.34 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 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 very 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:		7	
	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 Weston Hills Austendyke, 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 - although it relates well to the existitng village and is contained by a strong 'natural' boundary to its east, it would create 90 metres of ribbon development, which would greatly change the area's character, whilst delivering relatively few new dwellings.</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 Weston Hills Austendyke's existing services & facilities, & is located adjacent to the village'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 site is grade 1 agricultural land, and is not 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, and adverse environmental impacts.</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 **Wsn005** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land to the east of Broadgate, Weston Hills

Site area (Hectares) 0.36 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **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 very 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: 7
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 Weston Hills St Johns, 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 - in this location, development on the eastern side of Broad Gate is scattered only, and the development of this site would significantly change the area's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not 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, 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

Reference **Wsn009** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land to the east of Broadgate, Weston Hills

Site area (Hectares) 0.4 **Site capacity at 30 dph:** 12 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **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 very 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: 8
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 Weston Hills St Johns, 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 -development on the eastern side of Broad Gate is scattered only, and the development of this site would change the area's character and be poorly related 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 Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not 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, 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	Wsn014	Settlement:	Weston Hills St Johns	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Broadgate, Weston Hills			
Site area (Hectares)	3.12 Site capacity at 30 dph:	94 Site capacity at 25 dph:	78 Site capacity at 20 dph:	62 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. Two owners, but they are acting together.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are relatively high, 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: 12 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 Weston Hills St Johns, 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 - the site relates poorly to the village's existing built form, and its development would substantially increase the impact of the village's built-up area on its open, rural surroundings.</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 Weston Hills St John's existing services & facilities, & is located adjacent to the village'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 site is grade 1 agricultural land, and is not 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, and adverse environmental impacts.</p>			
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	Wsn019	Settlement:	Weston Hills St Johns	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the rear of 284 Broadgate, Weston Hills			
Site area (Hectares)	<input type="text" value="1"/> Site capacity at 30 dph:	<input type="text" value="30"/> Site capacity at 25 dph:	<input type="text" value="25"/> Site capacity at 20 dph:	<input type="text" value="20"/> Site capacity from planning permissions: <input type="text"/>
Availability	Is the site available?	<input checked="" type="text" value="Yes"/>		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="text" value="Yes"/>		
Explanation	Good achievability. Values are relatively high, 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:		20	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="text" value="No"/>		
Explanation	<p>The site would create an extension to Weston Hills St Johns, 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 is screened from view from most directions, and its development would have few visual impacts from public vantage points.</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 Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, and there are no nearby 'bad neighbour' uses. However, the site 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 Zone 2 <input checked="" type="text" value="Zone 3a"/> Zone3b	<input checked="" type="text" value="No hazard"/> Low hazard Danger for some Danger for most Danger for all	<input checked="" type="text" value="No Depth"/> 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **Wsn020** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land off Broadgate, Weston Hills

Site area (Hectares) 0.14 **Site capacity at 30 dph:** 4 **Site capacity at 25 dph:** 4 **Site capacity at 20 dph:** 3 **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 very 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: 3
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 Weston Hills St Johns, where the emerging Plan seeks the identification of no new allocations.
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.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills St John's existing services & facilities, & is located within the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, and there are no nearby 'bad neighbour' uses. However, the site is not previously developed land.
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.

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 **Wsn031** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land to the west of Broadgate, Weston Hills St Johns

Site area (Hectares) 1.11 **Site capacity at 30 dph:** 33 **Site capacity at 25 dph:** 28 **Site capacity at 20 dph:** 22 **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 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: 22
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 Weston Hills St Johns, where the emerging Plan seeks the identification of no new allocations.
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.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is not previously developed land, and is grade 1 agricultural land.
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.

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Wsn032** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land to the north of Old Fendike Lane, Weston Hills St Johns

Site area (Hectares) 1.56 **Site capacity at 30 dph:** 47 **Site capacity at 25 dph:** 39 **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 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: 24
Delivered in yrs 11-15: 7
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Weston Hills St Johns, where the emerging Plan seeks the identification of no new allocations.
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 - although it would extend the village outwards into the countryside, its relationship to the existing village is good.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is not previously developed land, and is best and most versatile agricultural land.
TRANSPORT - it is unlikely to 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.

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	Wsn034	Settlement:	Weston Hills St Johns	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Learning Lane, Weston Hills St Johns			
Site area (Hectares)	4.5 Site capacity at 30 dph:	135 Site capacity at 25 dph:	112 Site capacity at 20 dph:	90 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 (including significant improvement to the current access road) . 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: 40 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 Weston Hills St Johns, 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, and its impacts upon the character and appearance of the area would be acceptable - although it is relatively large in size, the site relates well to the village's existing built form, and the visual impacts of its development would be acceptable.</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 Weston Hills St John's existing services & facilities, & is located adjacent to the village's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is best and most versatile agricultural land, and is not previously developed.</p> <p>TRANSPORT - services & facilities are accessible on foot & by bicycle, & by public transport. The site is presently accessed via a one-way access road which serves the primary school. This road would require significant improvement along its entire length.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</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 **Wsn035** **Settlement:** Weston Hills St Johns **Phase two SHLAA sites**

Address Land to the west of Broadgate, Weston Hills St Johns

Site area (Hectares) 0.47 **Site capacity at 30 dph:** 14 **Site capacity at 25 dph:** 12 **Site capacity at 20 dph:** 9 **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?** No

Explanation Poor achievability. Although values are relatively high, opening-up infrastructure costs are likely to be unaffordable, because the acquisition and demolition of an existing dwelling would be required. If it is allocated, it is unlikely to be developed

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:

Suitability **Is the site suitable?** No

Explanation
The site is part of Weston Hills St Johns, where the emerging Plan seeks the identification of no new allocations.
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 is screened from view from public vantage points.
INFRASTRUCTURE - the site's redevelopment would lead to the loss of existing infrastructure (it was last in use as a playing field, and continues to be allocated as such).
LOCATION - it is accessible to Weston Hills St John's existing services & facilities, & is located within the village's existing built-up area.
SITE CHARACTERISTICS - although the site is not in agricultural use and there are no nearby 'bad neighbour' uses, the site is not previously developed land and has some amenity value (although it is practically invisible from public vantage points)
TRANSPORT - services & facilities are accessible on foot & by bicycle, & by public transport. However, the site does not abut a public highway, and an acceptable vehicular access cannot be provided.

Unsuitable, due to conflict with the emerging Plan's locational strategy, infrastructure impacts, and transport issues..

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	