

Reference	Wsn001	Settlement:	Weston Hills Austendy	Phase two SHLAA sites
Address	Land to the west of Broa	adgate, Weston Hills		
Site area (Hectares)	7.38 Site capacity at 30 dph:	221 Site capacity at 25 dph:	Site capacity at 20 dph:	from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allocati	on, there are no known lega	al or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	relatively high, including	g flood mitigation costs. Non	pening-up infrastructure cost tethelss, if it is allocated, the tar 9, and be completed befo	ere is a reasonable prospect
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 98	
Suitability	Is the site suitable?	No		
	development would hav with the existing village, a significant intrusion in INFRASTRUCTURE - it w LOCATION - it is accessil to the village's existing to SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not foot & by bicycle, & by processing the site of t	re adverse impacts upon the relates poorly to the village to the countryside. ill not lead to the loss of, no ble to Weston Hills Austendy built-up area the site has no intrinsic amis grade 1 agricultural land, create or exacerbate traffic bublic transport.	e's existing built form, and its r place undue burdens on, e yke's existing services & facil enity value, and there are n and is not previously develo problems, and services & fa	of the area - it is out-of-scale is development would create xisting infrastructure. lities, & is located adjacent no nearby 'bad neighbour' ped.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for some Danger for most Danger for all	0: 0: 0: 1:	o Depth m to 0.25m .25m to 0.50m .50m to 1.0m .0m to 2.0m 2.0m

Reference	Wsn002	Settlement:	Weston Hills Austendy	Phase two SHLAA sites
Address	Land to the west of Bro	adgate, Weston Hills		
Site area (Hectares)	4.07 Site capacity at 30 dph:	122 Site capacity at 25 dph:	Site capacity at 20 dph:	from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	nning permission or allocat	ion, there are no known lega	l or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		ocated, there is a reasonable	sts are likely to be moderate, prospect that it would 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 31	
Suitability	Is the site suitable?	No		
	development would har poorly to the village's e countryside. INFRASTRUCTURE - it w LOCATION - it is accessito the village's existing SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not foot & by bicycle, & by	ACTS - although it will not have adverse impacts upon the xisting built form, and its defill not lead to the loss of, not ble to Weston Hills Austend built-up area. - the site has no intrinsic and is grade 1 agricultural land, create or exacerbate traffic public transport.	eve adverse impacts on nature character and appearance evelopment would create a sign place undue burdens on, elyke's existing services & facilinenity value, and there are rand is not previously develor problems, and services & facilist solutions and services & facilist solutions.	of the area - it relates very gnificant intrusion into the existing infrastructure. ities, & is located adjacent o nearby 'bad neighbour' ped.
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for som Danger for mos Danger for all	0 0 0 1	o Depth m to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 2.0m

	Wsn026	Settlement:	Weston Hills Austend	Phase two SHLAA sites
Address	Land to the east of Bro	padgate, Weston Hills Austend	yke	
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
Availability	Is the site available	e?		permissions:
Explanation	Although there is no pl	lanning permission or allocation	on, there are no known I	egal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it wou		costs are likely to be low. If it is ed 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	
Suitability	Is the site suitable	? No		
	development would he development would me of ribbon development new dwellings. INFRASTRUCTURE - it was LOCATION - it is accessed to the village's existing SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will no foot & by bicycle, & by	ACTS - although it will not have ave adverse impacts upon the irror that on the western side t, which would greatly change will not lead to the loss of, nor sible to Weston Hills Austendy to built-up area. 5 - the site has no intrinsic ame is grade 1 agricultural land, as to create or exacerbate traffic public transport.	character and appearan of Broad Gate, it would the area's character, when place undue burdens or ke's existing services & fenity value, and there are and is not previously developroblems, and services &	ce of the area - although its create more than 140 metres hilst delivering relatively few n, existing infrastructure. acilities, & is located adjacent re no nearby 'bad neighbour' eloped.
Classification	Und	evelopable		
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

Reference	Wsn027	Settlement:	Weston Hills Austend	y Phase two SHLAA sites
Address	Land to the east of Bro	adgate, Weston Hills Auste	ndyke	
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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloca	tion, there are no known	egal or ownership problems.
Achievability	Is the site achieval	yes Yes		
Explanation		s a reasonable prospect tha		costs are likely to be very low. assumed to begin in year 7, 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:		5	
Suitability	Is the site suitable	No		
	development would ha 60 metres of ribbon de few new dwellings. Fur development would ind INFRASTRUCTURE - it w LOCATION - it is accessito the village's existing SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not foot & by bicycle, & by	ve adverse impacts upon the velopment, which would go thermore, its northern bousevitably increase pressure field not lead to the loss of, roughly increase to Weston Hills Austen built-up area. - the site has no intrinsic at its grade 1 agricultural lance to create or exacerbate traff public transport.	ne character and appearant eatly change the area's chandary is not defined by an or the development of fur or place undue burdens o dyke's existing services & function of the development of the developme	ther land to its north. n, existing infrastructure. facilities, & is located adjacent re no nearby 'bad neighbour'
Classification	Unde	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for modulated 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	Wsn028	Settlement:	Weston Hills Austendy	Phase two SHLAA sites
Address	Land to the north of Au	stendyke Road, Weston Hil	ls 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	tion, there are no known leg	al or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		a reasonable prospect tha		osts are likely to be very low. umed to begin in year 7, 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:		7	
Suitability	Is the site suitable?	No		
	development would hav relates well to the exisit 90 metres of ribbon dev relatively few new dwel INFRASTRUCTURE - it w LOCATION - it is accessil to the village's existing because of the state of the village's existing because of the village's e	CTS - although it will not have adverse impacts upon the ng village and is contained relopment, which would grailings. Ill not lead to the loss of, note to Weston Hills Austendouilt-up area. - the site has no intrinsic aris grade 1 agricultural land create or exacerbate trafficultic transport.	eatly change the area's char or place undue burdens on, dyke's existing services & fac menity value, and there are , and is not previously develon c problems, and services & f	of the area - although it ary to its east, it would create acter, whilst delivering existing infrastructure. ilities, & is located adjacent no nearby 'bad neighbour' oped.
Classification	Unde	velopable		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for som Danger for mos Danger for all	e (No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Wsn005	Settlement:	Weston Hills St Johns	Phase two SHLAA sites
Address	Land to the east of Bro	padgate, 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
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or alloca	ation, there are no known l	egal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		is a reasonable prospect the		costs are likely to be very low. ssumed to begin in year 7, 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		7	
Suitability	Is the site suitable	? No		
	development would he development on the essignificantly change the INFRASTRUCTURE - it was accessively before the site of the control of the	astern side of Broad Gate is e area's character. will not lead to the loss of, r sible to Weston Hills St John up area. 5 - the site has no intrinsic ae is grade 1 agricultural land of create or exacerbate traff r public transport.	he character and appearan scattered only, and the de nor place undue burdens or i's existing services & facilit menity value, and there ard, and is not previously devic problems, and services &	ce of the area - in this location, velopment of this site would a, existing infrastructure. ies, & is located adjacent to the e no nearby 'bad neighbour' eloped.
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Wsn009	Settlement:	Weston Hills St Johns	Phase two SHLAA sites
Address	Land to the east of Broa	ndgate, 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	tion, there are no known le	gal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		a reasonable prospect tha		osts are likely to be very low. sumed to begin in year 7, 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:		8	
Suitability	Is the site suitable?	No		
	identification of no new ENVIRONMENTAL IMPA development would have the eastern side of Broad character and be poorly INFRASTRUCTURE - it we LOCATION - it is accessification willage's existing built-up SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not foot & by bicycle, & by present the side of the	rallocations. ACTS - although it will not have adverse impacts upon the did Gate is scattered only, a related to the existing ville ill not lead to the loss of, note to Weston Hills St John or area the site has no intrinsic aris grade 1 agricultural land create or exacerbate trafficultic transport.	nd the development of this age. or place undue burdens on, 's existing services & facilitie menity value, and there are I, and is not previously deveic problems, and services &	ural or heritage assets, its e of the area -development on site would change the area's existing infrastructure. es, & is located adjacent to the e no nearby 'bad neighbour' loped.
Classification	Unde	velopable 		
	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos Danger for all	ne st	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

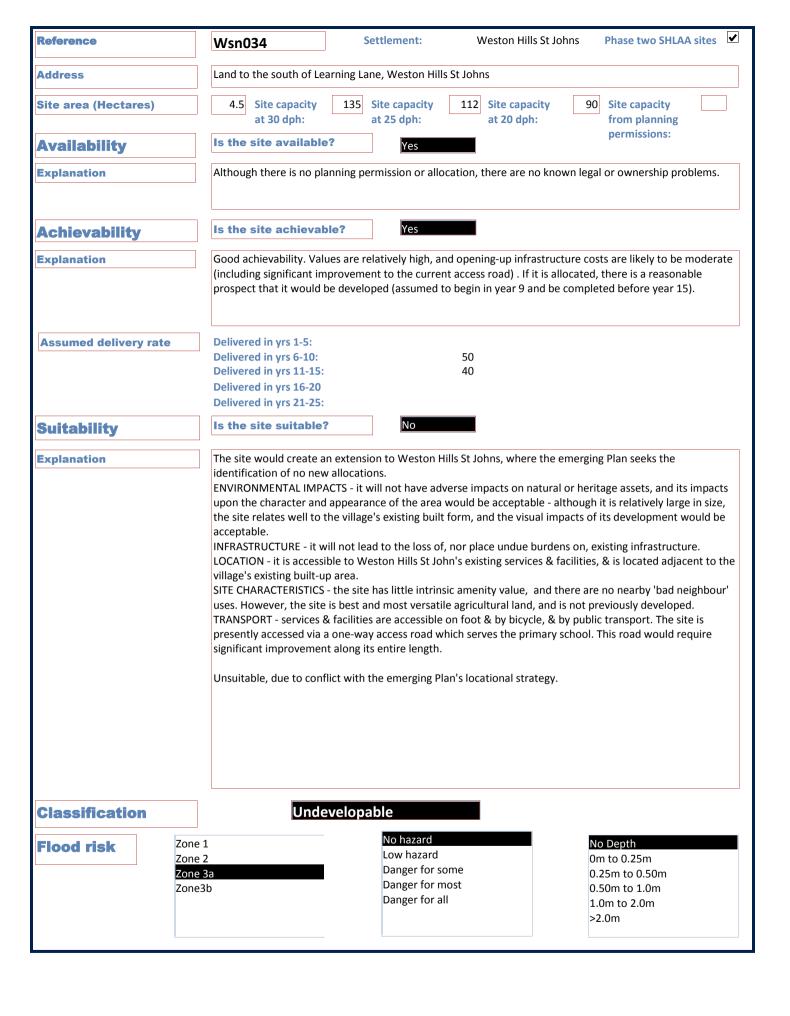
Reference	Wsn014	Settlement:	Weston Hills St Johns	Phase two SHLAA sites
Address	Land to the west of Bro	adgate, Weston Hills		
Site area (Hectares)	3.12 Site capacity at 30 dph:	94 Site capacity at 25 dph:	78 Site capacity 62 at 20 dph:	2 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		ion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	-	ere is a reasonable prospect	opening-up infrastructure co that it would be developed	ests are likely to be relatively (assumed to begin in year 9
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 12	
Suitability	Is the site suitable?	No		
	development would ha poorly to the village's e the village's built-up are INFRASTRUCTURE - it w LOCATION - it is accessi village's existing built-u SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not foot & by bicycle, & by	ve adverse impacts upon the xisting built form, and its dea on its open, rural surrour will not lead to the loss of, not ble to Weston Hills St John' parea. - the site has no intrinsic and is grade 1 agricultural land, a create or exacerbate traffic public transport.	evelopment would substanticatings. or place undue burdens on, est existing services & facilities are in the problems, and there are in the problems, and services & facilities are problems, and services & facilities are problems, and services & facilities are problems.	of the area - the site relates fally increase the impact of existing infrastructure. s, & is located adjacent to the mo nearby 'bad neighbour' oped.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for som Danger for mos Danger for all	e C t C	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 0m to 2.0m -2.0m

Reference	Wsn019	Settlement:	Weston Hills St Johns	Phase two SHLAA sites
Address	Land to the rear of 284	Broadgate, Weston Hills		
Site area (Hectares)	1 Site capacity at 30 dph:	30 Site capacity at 25 dph:	25 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	e?		permissions:
Explanation	Although there is no pl	lanning permission or alloca	tion, there are no known le	gal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	─	asonable prospect that it w		osts are likely to be low. If it is d 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		20	
Suitability	Is the site suitable	? No		
	development would no screened from view fro vantage points. INFRASTRUCTURE - it v LOCATION - it is access village's existing built-u SITE CHARACTERISTICS nearby 'bad neighbour TRANSPORT - it will no foot & by bicycle, & by	ACTS - it will not have adve of have adverse impacts upon om most directions, and its will not lead to the loss of, notible to Weston Hills St John up area. 5 - the site has no intrinsic a '' uses. However, the site is the treate or exacerbate traff	on the character and appear development would have fe for place undue burdens on, 's existing services & facilitie menity value, is not agricult not previously developed la ic problems, and services &	rance of the area - it is aw visual impacts from public existing infrastructure. es, & is located adjacent to the ural land, and there are no nd.
Classification	Und	evelopable		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for son Danger for mod Danger for all	ne st	No Depth Om 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
ite area (Hectares)	0.14 Site capacity at 30 dph: 4 Site capacity 4 Site capacity at 20 dph: 5 Site capacity 5 from planning 6 f
vailability	Is the site available? Yes permissions:
kplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
xplanation	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	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
Zo. Zo.	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	Wsn031	Settlement:	Weston Hills St Johns	Phase two SHLAA sites
Address	Land to the west of Broa	adgate, Weston Hills St Jo	hns	
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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	ation, there are no known l	egal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it w		costs are likely to be low. If it is ed 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:		22	
Suitability	Is the site suitable?	No		
	development would not INFRASTRUCTURE - it willocation - it is accessit village's existing built-up SITE CHARACTERISTICS - uses. However, the site TRANSPORT - it will not foot & by bicycle, & by page 100 of the street will be supported to the site of the site	CTS - it will not have adve have adverse impacts up II not lead to the loss of, role to Weston Hills St Johro area. the site has no intrinsic a is not previously developed create or exacerbate traff	menity value, and there ared land, and is grade 1 agricitic problems, and services 8	arance of the area. n, existing infrastructure. iles, & is located adjacent to the e no nearby 'bad neighbour'
Classification	Unde	velopable		
I lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Wsn032	ettlement: We	eston Hills St Johns	Phase two SHLAA sites
Address	Land to the north of Old Fendike	Lane, Weston Hills St Jol	hns	
Site area (Hectares)			Site capacity 31 at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no planning pe	rmission or allocation, th	ere are no known lega	al or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are re allocated, there is a reasonable prompleted before year 10).		= -	
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 7		
Suitability	Is the site suitable?	No		
Explanation	The site would create an extensic identification of no new allocatic ENVIRONMENTAL IMPACTS - it we development would not have ad would extend the village outward INFRASTRUCTURE - it will not lead LOCATION - it is accessible to We village's existing built-up area. SITE CHARACTERISTICS - the site uses. However, the site is not protransport - it is unlikely to create on foot & by bicycle, & by public Unsuitable, due to conflict with the	ons. will not have adverse impoverse impacts upon the cods into the countryside, indicated to the loss of, nor placeston Hills St John's existing has no intrinsic amenity eviously developed land, ate or exacerbate traffic transport. The emerging Plan's located transports in the emerging Plan's located transports.	acts on natural or hericharacter and appearal ts relationship to the e undue burdens on, eing services & facilities, value, and there are not and is best and most we problems, and services	tage assets, & its nce of the area - although it existing village is good. xisting infrastructure. , & is located adjacent to the o nearby 'bad neighbour' versatile agricultural land.
Classification	Undevelopa	ble		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	da	No hazard Low hazard Danger for some Danger for most Danger for all	00 00 00 1	o Depth m to 0.25m .25m to 0.50m .50m to 1.0m .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
Availability	Is the site available? Yes permissions:
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
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?
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. IMFRASTRUCTURE - 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 pratically 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 Zone Zone:	Low hazard 0m to 0.25m Danger for some 0.25m to 0.50m