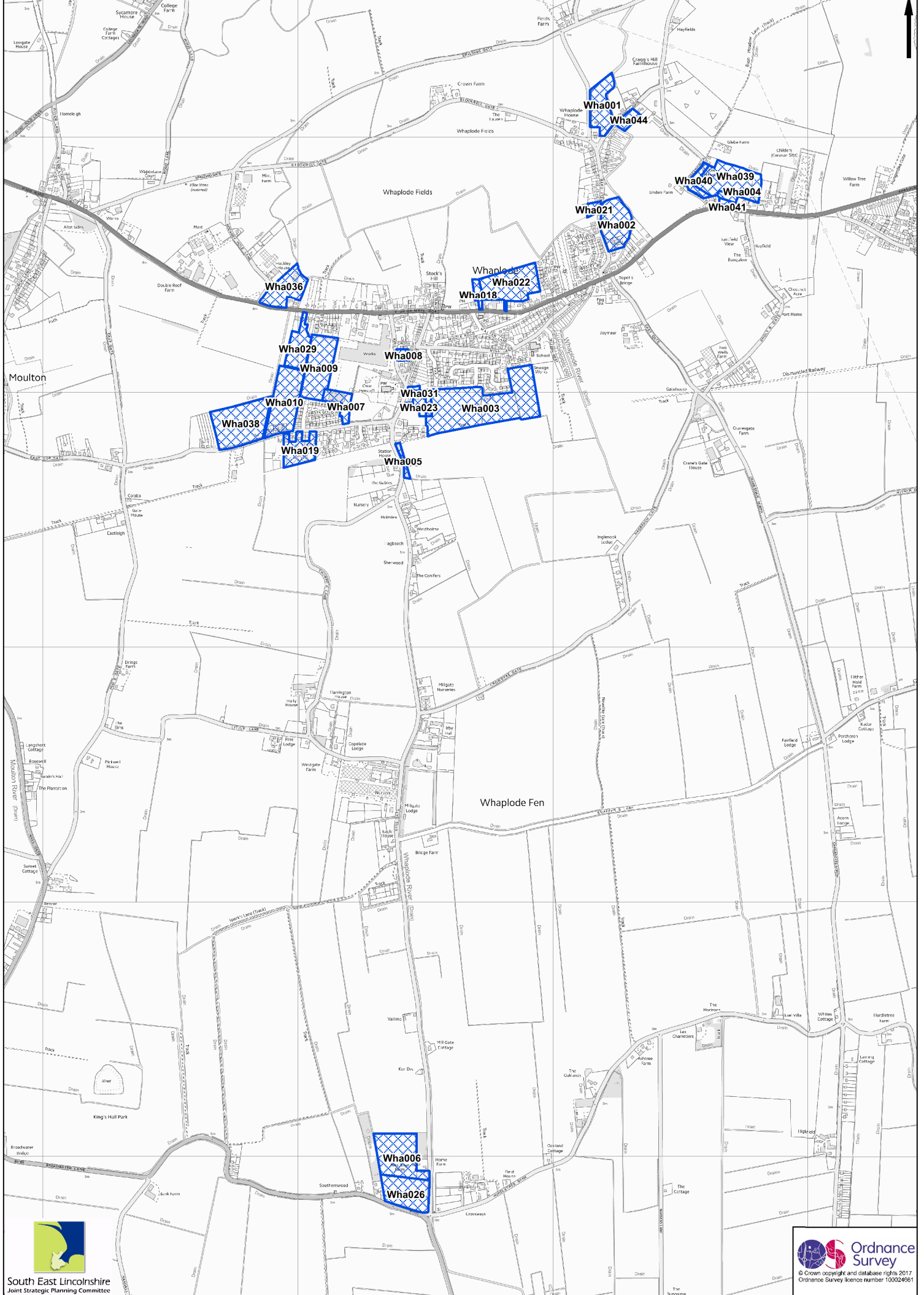


South East Lincolnshire Strategic Housing Land Availability Assessment - Whaplode (April 2017)



Reference **Wha001** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of Stockwell Gate, Whaplode

Site area (Hectares) 1.57 **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, 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 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: 7
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to a group of existing dwellings which is separated from Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is adjacent and opposite residential development and would be incongruous in relation to this. Frontage development would be more suitable but would extend the boundary further north east to include dwellings that are beyond the site. This gap would be an appropriate place to stop a development boundary.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered unsuitable.

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	Wha002	Settlement:	Whaplode	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Stockwell Gate, Whaplode								
Site area (Hectares)	1.95	Site capacity at 30 dph:	58	Site capacity at 25 dph:	49	Site capacity at 20 dph:	39	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. Multiple 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 moderate owing to water and sewerage network improvements and a contribution to 300 extra secondary school places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the water and sewerage network 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:		23						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is adjacent and opposite residential development and would be an appropriate site. It will link the existing Whaplode built up area to an other group that is not in the current boundary.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
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 **Wha003** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the south of The Tilney, Whaplode

Site area (Hectares) 6.86 **Site capacity at 30 dph:** 206 **Site capacity at 25 dph:** 172 **Site capacity at 20 dph:** 137 **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 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: 87
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 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage residential development and has no direct access to the public highway. Forming an access from the west or through "The Tilney", is not acceptable. Land on the southern boundary is a former railway.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered 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 Wha004 **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of High Road, Whaplode

Site area (Hectares) 0.35 **Site capacity at 30 dph:** 10 **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, 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: 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 is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 separated from Whaplode's existing services and facilities and Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site would fill a gap in a row of dwellings in the countryside to the detriment of the areas character.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered unsuitable owing to its isolated position from Whaplode.

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 **Wha005** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the east of Mill Gate, Whaplode

Site area (Hectares) 0.22 **Site capacity at 30 dph:** 7 **Site capacity at 25 dph:** 6 **Site capacity at 20 dph:** 4 **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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 4
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 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities and Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site's development would create a ribbon of dwellings with a poor relationship to the existing built-up area to the detriment of the area's character. The northern part of the site is a former railway line.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered unsuitable.

Classification **Undevelopable**

Flood risk
Zone 1 No hazard
Zone 2 Low hazard
Zone 3a Danger for some
Zone 3b 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 **Wha006** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the west of Millgate, Whaplode

Site area (Hectares) 2.75 **Site capacity at 30 dph:** 82 **Site capacity at 25 dph:** 69 **Site capacity at 20 dph:** 55 **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 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:	5
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** No

Explanation

The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.

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 isolated from Whaplode's existing services and facilities and Whaplode's existing built-up area (defined settlement limit);

SITE CHARACTERISTICS - The site's development would create an incongruous group of dwellings in the countryside as it is not related to any existing settlement.

TRANSPORT - Services and facilities are unlikely to be accessible by foot, bicycle and public transport.

Consequently, the site is considered unsuitable.

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 **Wha007** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of Cobgate, Whaplode

Site area (Hectares) 0.75 **Site capacity at 30 dph:** 22 **Site capacity at 25 dph:** 19 **Site capacity at 20 dph:** 15 **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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 3
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 near Whaplode's existing services and facilities and within Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is currently an employment site, along with land to the north and has been allocated as such through our consideration of employment land requirements. Residential is therefore not appropriate.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered unsuitable.

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 **Wha008** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the east of Kirkgate, Whaplode

Site area (Hectares) 0.2 **Site capacity at 30 dph:** 6 **Site capacity at 25 dph:** 5 **Site capacity at 20 dph:** 4 **Site capacity from planning permissions:** 4

Availability **Is the site available?** Yes

Explanation There is planning permission for four bungalows (H23-1067-12) and 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. 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: 4
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 in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 near Whaplode's existing services and facilities and within Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site's development would infill a gap in an otherwise built up frontage.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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 **Wha009** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of Abbots Garden, Whaplode

Site area (Hectares) 2.47 **Site capacity at 30 dph:** 74 **Site capacity at 25 dph:** 62 **Site capacity at 20 dph:** 49 **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 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: 25
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. However, the site is within sight of the churchyard to the Church of St Mary, a Grade I listed building. Within the churchyard there is a Cross which is a scheduled ancient monument. An industrial site sits between the site and the churchyard. The open view that was historically part of the setting of the church and churchyard is therefore already undermined. The impact on the heritage assets at this location is minor.
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 near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is between Abbots Gardens and St Mary's Gardens, where access could be made to the site. It could also be developed in combination with Wha010 and Wha029, which could provide alternative accesses. It is adjacent to an employment site and so noise disturbance issues would need to be considered by dwelling choice, position and screening. Contamination from this use would also need to be considered.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 **Wha010** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of Cob Gate, Whaplode

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 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: 50
Delivered in yrs 6-10: 4
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 in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind some recently developed houses on Cobgate. Access could come from Cobgate and it could also be developed in combination with Wha009 and Wha029, which could provide alternative accesses.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 **Wha018** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of High Road, Whaplode

Site area (Hectares) 0.31 **Site capacity at 30 dph:** 9 **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 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: 6
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 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage development on High Road and would require the demolition of the existing dwelling. The road is busy and visibility will be important. On its own the site access is very likely to be unsuitable. The site could be developed in conjunction with Wha022, whose access is better but still has restricted visibility to the east.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered 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 **Wha019** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the south of Cob Gate, Whaplode

Site area (Hectares) 1.37 **Site capacity at 30 dph:** 41 **Site capacity at 25 dph:** 34 **Site capacity at 20 dph:** 27 **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. The owner indicates that the site would not be available before 2016.

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 network improvements and a contribution to 300 extra secondary school places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the water and sewerage network 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:	11
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** Yes

Explanation

The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.

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 near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit);

SITE CHARACTERISTICS - The site is behind frontage development on Cobgate. Access would require demolition or the site being developed in conjunction with land to the west.

TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport. The site might be developable in the same manner as Cobgate Close.

Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 **Wha021** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the west of Stockwell Gate, Whaplode

Site area (Hectares) 0.23 **Site capacity at 30 dph:** 7 **Site capacity at 25 dph:** 6 **Site capacity at 20 dph:** 5 **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: 5
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 in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is adjacent residential development and would be an appropriate site for frontage development if Wha002 is allocated. It will link the existing Whaplode built up area to another group that is not in the current boundary.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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 Wha022 **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of High Road, Whaplode

Site area (Hectares) 2.56 **Site capacity at 30 dph:** 77 **Site capacity at 25 dph:** 64 **Site capacity at 20 dph:** 51 **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 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: 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 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage development to the north of High Road. Its access has good visibility to the west but it is across a forecourt (traffic approach side) and is screened to the east by a hedge on the boundary of an adjacent dwelling. The site could also provide access to Wha018 but it is considered inappropriate to encourage further turning movements across the A151.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Improvements to the access would be required without compromising the access/egress for the adjacent petrol station. The plan shows an opening that appears to be too small for an adoptable junction and estate road.
Consequently, the site is considered unsuitable.

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 **Wha023** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the east of Church Gate, Whaplode

Site area (Hectares) 0.79 **Site capacity at 30 dph:** 24 **Site capacity at 25 dph:** 20 **Site capacity at 20 dph:** 16 **Site capacity from planning permissions:** 10

Availability **Is the site available?** Yes

Explanation Outline planning permission for residential development is outstanding until 15th March 2018.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. 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: 10
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 in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage development on Church Gate and is a former farm yard. It has planning permission for 20 dwellings.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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 **Wha026** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the west of Millgate, Whaplode

Site area (Hectares) 2.12 **Site capacity at 30 dph:** 64 **Site capacity at 25 dph:** 53 **Site capacity at 20 dph:** 42 **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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 18
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 isolated from Whaplode's existing services and facilities and Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site's development would create an incongruous group of dwellings in the countryside as it is not related to any existing settlement.
TRANSPORT - Services and facilities are unlikely to be accessible by foot, bicycle and public transport.
Consequently, the site is considered unsuitable.

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 **Wha029** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land off Main Road, Whaplode

Site area (Hectares) 1.29 **Site capacity at 30 dph:** 39 **Site capacity at 25 dph:** 32 **Site capacity at 20 dph:** 26 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.

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 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 16
Delivered in yrs 11-15: 17
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage development on High Road. Access could come from High Road and it could also be developed in combination with Wha009 and Wha010, which could provide alternative accesses.
TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 Wha031 Settlement: Whaplode Phase two SHLAA sites

Address Land to the east of Church Gate, Whaplode

Site area (Hectares) 0.74 Site capacity at 30 dph: 22 Site capacity at 25 dph: 18 Site capacity at 20 dph: 15 Site capacity from planning permissions: 10

Availability Is the site available? Yes

Explanation Outline planning permission for residential development is outstanding until 15th March 2018.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. 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: 10
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 in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
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 accessible to Whaplode's existing services and facilities. It is located adjacent to Whaplode's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind frontage development on Church Gate and is a former farm yard. It has planning permission for 20 dwellings.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification Developable (06-10)

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 **Wha036** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the north of the A151, Whaplode

Site area (Hectares) 1.65 **Site capacity at 30 dph:** 50 **Site capacity at 25 dph:** 41 **Site capacity at 20 dph:** 33 **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 relatively high, 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 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: 9
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - it would extend the village into the countryside, whereas other options can potentially consolidate the village's built-up area with lesser impacts. Furthermore, the site's development would begin to erode the countryside which separates Whaplode from Moulton.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Whaplode's existing services and facilities, and is adjacent to the existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - the site has no 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.
TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk
Zone 1
Zone 2
 Zone 3a
Zone 3b

No hazard
 Low hazard
Danger for some
Danger for most
Danger for all

No Depth
 0m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference	Wha038	Settlement:	Whaplode	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Cob Gate, Whaplode			
Site area (Hectares)	3.23	Site capacity at 30 dph:	97	Site capacity at 25 dph:
			81	Site capacity at 20 dph:
			65	Site capacity from planning permissions:
Availability	Is the site available?			
Explanation	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?			
Explanation	Yes			
	Moderate achievability. Values are relatively high, 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: 15 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
Explanation	No			
	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - it would extend the village into the countryside, whereas other options can potentially consolidate the village's built-up area with lesser impacts. Furthermore, the site's development would begin to erode the countryside which separates Whaplode from Moulton.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Whaplode's existing services and facilities, and is adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the site has no 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 and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.</p> <p>Unsuitable, due to 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

Wha039

Settlement:

Whaplode

Phase two SHLAA sites

Address

Land to the east of Bush Meadow Lane, and north of High Road, Whaplode

Site area (Hectares)

3.46	Site capacity at 30 dph:	104	Site capacity at 25 dph:	86	Site capacity at 20 dph:	69	Site capacity from planning permissions:	<input type="text"/>
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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

Moderate achievability. Values are relatively high, 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:	19
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

No

Explanation

The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.

ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - the site is unrelated to either Whaplode or Holbeach & its development would create an incongruous estate of dwellings in the countryside between the two settlements.

INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.

LOCATION - it is not accessible to Whaplode or Holbeach's existing services and facilities, and is not within or adjacent to the existing built-up area (defined settlement limit) of either settlement;

SITE CHARACTERISTICS - the site has no 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.

TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts and poor location.

Classification

Undevelopable

Flood risk

Zone 1	<input type="text"/>
Zone 2	<input type="text"/>
Zone 3a	<input type="text"/>
Zone 3b	<input type="text"/>

No hazard	<input type="text"/>
Low hazard	<input type="text"/>
Danger for some	<input type="text"/>
Danger for most	<input type="text"/>
Danger for all	<input type="text"/>

No Depth	<input type="text"/>
0m to 0.25m	<input type="text"/>
0.25m to 0.50m	<input type="text"/>
0.50m to 1.0m	<input type="text"/>
1.0m to 2.0m	<input type="text"/>
>2.0m	<input type="text"/>

Reference **Wha040** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the west of Bush Meadow Lane and north of Wallis Gate, Whaplode

Site area (Hectares) 0.44 **Site capacity at 30 dph:** 13 **Site capacity at 25 dph:** 11 **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?** 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: 9
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 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - the site is unrelated to either Whapode or Holbeach & its development would create an incongruous ribbon of development in the countryside between the two settlements.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to Whaplode or Holbeach's existing services and facilities, and is not within or adjacent to the existing built-up area (defined settlement limit) of either settlement;
SITE CHARACTERISTICS - the site has no 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.
TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts and poor location.

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	Wha041	Settlement:	Whaplode	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the north of High Road, Whaplode								
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	<p>The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - the site is unrelated to either Whapode or Holbeach & its development would create an incongruous ribbon of development in the countryside between the two settlements.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not accessible to Whaplode or Holbeach's existing services and facilities, and is not within or adjacent to the existing built-up area (defined settlement limit) of either settlement;</p> <p>SITE CHARACTERISTICS - the site has no 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 and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</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			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference **Wha044** **Settlement:** Whaplode **Phase two SHLAA sites**

Address Land to the south of Stockwell Gate, Whaplode

Site area (Hectares) 0.39 **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?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

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?**

Explanation The site is in scale with the 130 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - the site is unrelated to Whapode & its development would intensify an existing group of dwellings in the countryside, to the detriment of the area's character.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.
LOCATION - it is less accessible to Whaplode's existing services and facilities, and is not within or adjacent to the existing built-up area (defined settlement limit).
SITE CHARACTERISTICS - the site has no 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.
TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development may not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts and poor location.

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