

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



Reference **Wha024** **Settlement:** Whaplode Drove **Phase two SHLAA sites**

Address Land to the east of Back Bank, Whaplode Drove

Site area (Hectares) 1.99 **Site capacity at 30 dph:** 60 **Site capacity at 25 dph:** 50 **Site capacity at 20 dph:** 40 **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. 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: 16
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Whaplode Drove, 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 Whaplode Drove'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.

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

Wha037

Settlement:

Whaplode Drove

Phase two SHLAA sites



Address

Land to the east of Back Bank, Whaplode Drove

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:	
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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 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 would create an extension to Whaplode Drove, where the emerging Plan seeks the identification of no new allocations.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, if developed in isolation, it would have an unsatisfactory relationship to the existing built-up area. Only if it were developed in conjunction with site Wha024 would its development 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 Whaplode Drove'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, if considered in isolation, 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 **Wha042** **Settlement:** Whaplode Drove **Phase two SHLAA sites**

Address Land to the west of Broadgate, Whaplode Drove

Site area (Hectares) 0.24 **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 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 Whaplode Drove, 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 Whaplode Drove'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 best and most versatile 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.

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
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