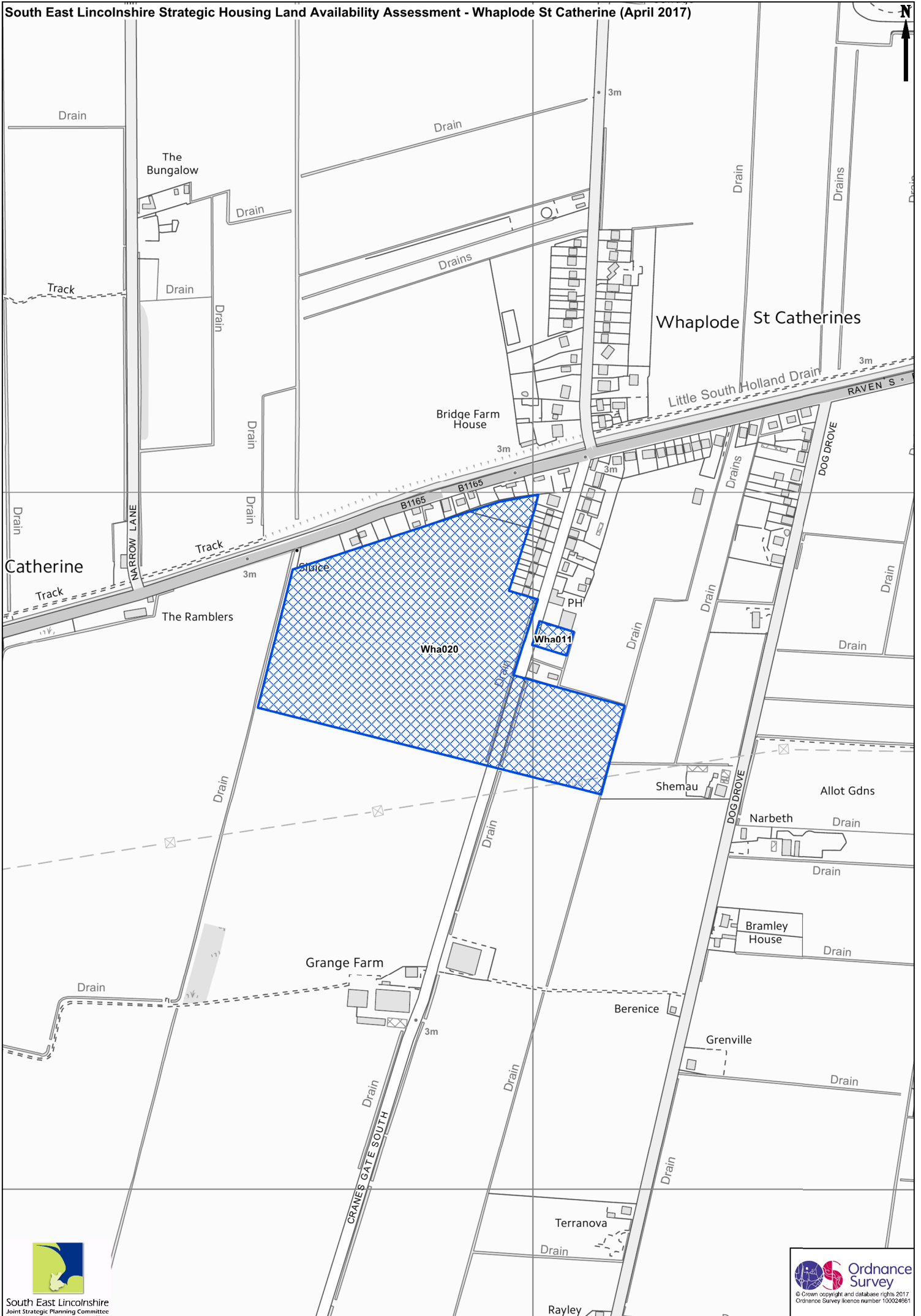


South East Lincolnshire Strategic Housing Land Availability Assessment - Whaplode St Catherine (April 2017)



**Reference** **Wha011** **Settlement:** Whaplode St Catherin **Phase two SHLAA sites**

**Address** Land to the east of Cranesgate South, Whaplode St Catherine

**Site area (Hectares)** 0.19 **Site capacity at 30 dph:** 6 **Site capacity at 25 dph:** 5 **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 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?** **No**

**Explanation** The site would create an extension to Whaplode St Catherines, 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 does not have a countryside character, and its development would not harm the area's character or conflict with the existing built form.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Whaplode St Catherines' 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 2 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

**Reference**

**Wha020**

Settlement:

Whaplode St Catherin

Phase two SHLAA sites

**Address**

Land to the east and west of Cranesgate South, Whaplode St Catherine

**Site area (Hectares)**

12.44	Site capacity at 30 dph:	373	Site capacity at 25 dph:	311	Site capacity at 20 dph:	249	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, but opening-up infrastructure costs are also likely to be relatively high. 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 20).

**Assumed delivery rate**

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	125
Delivered in yrs 16-20:	74
Delivered in yrs 21-25:	

**Suitability**

Is the site suitable?

No

**Explanation**

The site would create an extension to Whaplode St Catherines, 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 dominate the existing settlement, and greatly change the character 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 St Catherines' 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 2 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	<input type="checkbox"/>
Zone 2	<input checked="" type="checkbox"/>
Zone 3a	<input type="checkbox"/>
Zone 3b	<input type="checkbox"/>

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

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