South East Lincolnshire Strategic Housing Land Availability Assessment - Fleet Hargate (July 2016)

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Fle011
Fle020
Fle017
Fle012
Fle019
Fle003
Fle010
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Fle004
Ged011
Ged010
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Red Roof Lodge
Kindul
Motel
Garden Centre
Our Place
Caravan Site
The Limes
Drains
Pound Rig
Brookside
Broads Haven
Fairview
Buckland House
The Chestnuts
The Beeches
Field House
Playing Field
Pav
Meml
PH
PO
PW
Hy Winds
Bronavon
Wen Le
Westholme
Willstead
Country House
Thimble Cottage
Corner Cottage
Capricorn Cottage
Pisces Villa
Libra Lodge
Hockle Cottage
Three Ways
Mirage
Lil Yan
York House
Old New Inn
Station House
Scrap Yard
Skylands Farm
Fleet Hargate
Track
Path
School
Courtyard Farm
Rectory Farm

A17
B1515
OLD MAIN ROAD
FLEET ROAD
CHURCH END
CHURCHGATE
PARKLANDS
PROCTORS CL
CHERRY LA
CHARLES ROAD
GABRAMLEY CL
BURGESS DRIVE
EAST GATE GDNS
HAVEN CLOSE
OLD B
LOWGATE
WINSLOW GATE
LITTLE MARSH LANE
HOCKLE S GATE
EAST GATE
TOPSGATE
PINSTOCK LA
PINSTOCK LANE
PRIESTFIELD DROVE
LEIGHTON WALK
BAT EMAN'S CL

Drain
Fleet Drain
3m
2m
4m

South East Lincolnshire
Joint Strategic Planning Committee

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Reference	**Fle003**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the south of Fleet Road, Fleet Hargate								
Site area (Hectares)	1.84	**Site capacity at 30 dph:**	55	**Site capacity at 25 dph:**	46	**Site capacity at 20 dph:**	37	**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 moderate, 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:	28							
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**	Yes							
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is located against existing development. The owners have agreed to be reduced the site by approximately half to that shown on the plan. This is a more acceptable option. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The Fleet Road frontage would require a footway to link to the existing network. Visibility when crossing Fleet Road north to south is constrained by a bend in the road and a hedge. Little Marsh Lane is unsuitable for vehicular access in its current form. Consequently, the site in its reduced form 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 Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Fle004**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the east of Hallgate, Fleet Hargate								
Site area (Hectares)	13.28	**Site capacity at 30 dph:**	398	**Site capacity at 25 dph:**	332	**Site capacity at 20 dph:**	266	**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 moderate, and opening-up infrastructure costs are 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 10, 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:	216							
	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 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is located against development but does not relate well to the village and is too large for the villages' needs. Part of the site is filled land and the former railway runs along the southern boundary. The owners are agreeable to reduce the site to the track that crosses the site. However, a good relationship with Fleet Hargate requires the inclusion of land to the north that is against East Gate and enquiries through the Parish Council have not identified the owner. However, a reduced site with Fle009 and the site with unidentified owner would provide more than is being sort in Fleet Hargate. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site is very large and too far out of the village and has inadequate pedestrian access. 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 Hazard** 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	**Fle009**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the east of Burgess Drive, Fleet Hargate								
Site area (Hectares)	3.31	**Site capacity at 30 dph:**	99	**Site capacity at 25 dph:**	83	**Site capacity at 20 dph:**	66	**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 moderate, 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:	16							
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**	No							
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is located against development and relates well to the village. It would need to be developed with Fle004 to provide a suitable context and access. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The land does not appear to be connected to a public highway. 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 Hazard** 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Fle010**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the west of Eastgate, Fleet Hargate								
Site area (Hectares)	2.78	**Site capacity at 30 dph:**	83	**Site capacity at 25 dph:**	70	**Site capacity at 20 dph:**	56	**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 moderate, 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:	62							
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**	Yes							
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is located against existing development and relates well to the village. Another section was separated from the village and did not relate well to it and with the agreement of the owner was deleted. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Access is shown to East Gate. This road has a footpath and is wider than Little Marsh Lane. 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 Hazard** 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Fle011**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the west of Washway Road, Fleet Hargate								
Site area (Hectares)	1.94	**Site capacity at 30 dph:**	58	**Site capacity at 25 dph:**	48	**Site capacity at 20 dph:**	39	**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 moderate, but 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:	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 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is to the west of the B1515. Its development would harm the area's character; and the proximity of the A17 may impact on the amenities that would be enjoyed by new dwellings on the site. The site has some filled ground. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Vehicular access to the site would require substantial visibility splays due to the alignment of the B1515. Develoment would also increase pedestrian crossing of the wide and often busy road. 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 Hazard 0m to 0.25m **0.25m to 0.50m** 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Fle012**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the east of Lowgate, Fleet Hargate								
Site area (Hectares)	0.36	**Site capacity at 30 dph:**	11	**Site capacity at 25 dph:**	9	**Site capacity at 20 dph:**	7	**Site capacity from planning permissions:**	
Availability	**Is the site available?**	Yes							
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	**Is the site achievable?**	Yes							
Explanation	Good achievability. Values are moderate, 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:	7							
	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 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will have adverse impacts on natural, built and historic assets. There are some large trees on the Low Gate frontage which are in the Conservation Area. Fleet House is Grade 2 listed. These natural, built and historic assets can be protected by careful design. 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 Fleet Hargate's existing services and facilities and is located within Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is within the conservation area and is within the grounds of a listed building. There are also some large trees on the Lowgate frontage. These all restrict the number of dwellings that the site can hold; less than the 7 it could hold at 20dph. 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 Zone 2 **Zone 3a** Zone3b		**No hazard** Low hazard Danger for some Danger for most Danger for all			**No Hazard** 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Fle017**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the north of Old Main Road, Fleet Hargate								
Site area (Hectares)	0.49	**Site capacity at 30 dph:**	15	**Site capacity at 25 dph:**	12	**Site capacity at 20 dph:**	10	**Site capacity from planning permissions:**	
Availability	**Is the site available?**	Yes							
Explanation	There is planning permission for a single dwelling and garage (H05-0863-13) on the frontage of the site.								
Achievability	**Is the site achievable?**	Yes							
Explanation	Good achievability. Values are moderate, 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:	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 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural or built assets. Historic assets (Conservation Area and nearby listed buildings) can be protected by careful design. 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 Fleet Hargate's existing services and facilities and is located within Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is mostly within the conservation area. Planning permission has been granted for a dwelling and garage on the front of the site which will restrict or prevent further development to the site. However, it is understood this may not be implemented. 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 Hazard
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	**Fle019**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☑				
Address	Land to the north of Fleet Road, Fleet Hargate								
Site area (Hectares)	0.42	**Site capacity at 30 dph:**	13	**Site capacity at 25 dph:**	10	**Site capacity at 20 dph:**	8	**Site capacity from planning permissions:**	
Availability	**Is the site available?**	Yes							
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	**Is the site achievable?**	Yes							
Explanation	Good achievability. Values are moderate, 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:	8							
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**	No							
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or historic assets, but would have adverse effects on the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) significantly increase the visual impact and perceived extent of the village's built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Fleet Hargate's existing services and facilities, and is located adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses & is not agricultural land. However, it is not previously developed land, and has some amenity value (principally as a consequence of the shrubs, trees & hedgerow it contains). It would, howver, reuire residents to cross the B1515, close to a bend in order to access facilities within the village. TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport, and its development is unlikely to create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts.								
Classification	**Undevelopable**								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	**Fle020**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☑				
Address	Land between Old Main Road and the A17, Fleet Hargate								
Site area (Hectares)	3.07	**Site capacity at 30 dph:**	92	**Site capacity at 25 dph:**	77	**Site capacity at 20 dph:**	61	**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 moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	**Delivered in yrs 1-5:**								
	Delivered in yrs 6-10:	50							
	Delivered in yrs 11-15:	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 150 dwellings sought to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, and would not harm the character and appearance of the area - the site does not have a countryside character, and is surrounded by the village's built-up area & highways. Views from the north are prevented by a conifer belt. The site's development might harm historical assets (part of it lies within the Conservation Area), but it is considered that careful design and layout could prevent such harm. INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure. LOCATION - accessible to existing services, and located adjacent to the built-up area; SITE CHARACTERISTICS - it is not agricultural land, and has little intrinsic amenity value. However, it is not previously developed land, and it is adjacent to a potential 'bad neighbour' use (the A17 highway). SHDC Environmental Health Dept indicates that its development will require accoustic analysis and treatment (e.g. Earth bunds, choice and orientation of dwelling types & the position of habitable rooms within the dwellings). TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport, and the Highway Authority comments that neither vehicular nor pedestrian access would be permitted off the A17. It would be preferable not to create a new junction onto Fleet Road, although geometrically it would be possible, given the length of the site's frontage. If access were to be provided onto the B1515, then footways would need to be extended to the site entrance. The existing field opening onto Old Main Road does not appear wide enough to be able to accommodate the junction and the required visibility splays & is located directly opposite Mayfair Close. The preferred option would be to access this site via the junction onto Old Main Rd that has received planning approval in the past to the e of 'Broad Lands'. Despite the issues with site characteristics, the site is considered suitable.								
Classification	**Developable (11-15)**								

Flood risk

Zone 1	No hazard	No Hazard
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	**Ged010**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the east of Topgate, Fleet Hargate								
Site area (Hectares)	1.87	**Site capacity at 30 dph:**	56	**Site capacity at 25 dph:**	47	**Site capacity at 20 dph:**	37	**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:	13							
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**	No							
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities but is slightly separated from Fleet Hargate's existing built-up area (defined settlement limit) by a highway; SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is to the east of Topsgate. Its development would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character and begin to join Fleet Hargate and Gedney Church End together. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport but at present there is inadequate pedestrian access. 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 Hazard **0m to 0.25m** 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	**Ged011**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land to the south of Old Main Road, Fleet Hargate								
Site area (Hectares)	5.8	**Site capacity at 30 dph:**	174	**Site capacity at 25 dph:**	145	**Site capacity at 20 dph:**	116	**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:	66
Delivered in yrs 16-20	
Delivered in yrs 21-25:	

Suitability	**Is the site suitable?**	No
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities and is adjacent Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it extends so far to the south. Its development would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character and begin to join Fleet Hargate and Gedney Church End together. Part of the site is filled land, possibly a former dyke. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, at present there is inadequate pedestrian access and the access appears too narrow to accommodate the required junction radii and visibility splays without third party land. 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 Hazard** 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	**Ged015**	**Settlement:**	Fleet Hargate	**Phase two SHLAA sites**	☐				
Address	Land at The Beeches, Main Road, Fleet Hargate								
Site area (Hectares)	1.68	**Site capacity at 30 dph:**	50	**Site capacity at 25 dph:**	42	**Site capacity at 20 dph:**	34	**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:	10
	Delivered in yrs 16-20	
	Delivered in yrs 21-25:	
Suitability	**Is the site suitable?**	No
Explanation	The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic 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 Fleet Hargate's existing services and facilities but is not adjacent Fleet Hargate's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is not adjacent Fleet Hargate. Its development, along with other submitted and unsubmitted land would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character. They would begin to join Fleet Hargate and Gedney Church End together. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Access from the A17 would not be acceptable. 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 Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m