

Reference	Gos024		Settlement:	Gosberton					
Address	Land adjacent High Street and Boston Road, Gosberton								
Site area (Hectares)	2.21	Site capacity at 30 dph:	66	Site capacity at 25 dph:	55	Site capacity at 20 dph:	44	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 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:				Delivered in yrs 16-20:		20		
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		☒ Yes						
Explanation	The site is in scale with the 230 dwellings which the emerging Local Plan seeks to be developed in Gosberton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or historic assets. It will change the character and appearance of the area owing to it infilling a gap on Boston Road but it is bounded by development on most sides, which reduces the overall impact. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is located behind frontage development on High Street and Boston Road and will join upto an isolated group of dwellings to the north. TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Access onto Boston Road would require large visibility splays as it is subject to a 50mph speed limit. The indicated accesses onto High Street are either only suitable for pedestrian access or against the school crossing. 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			