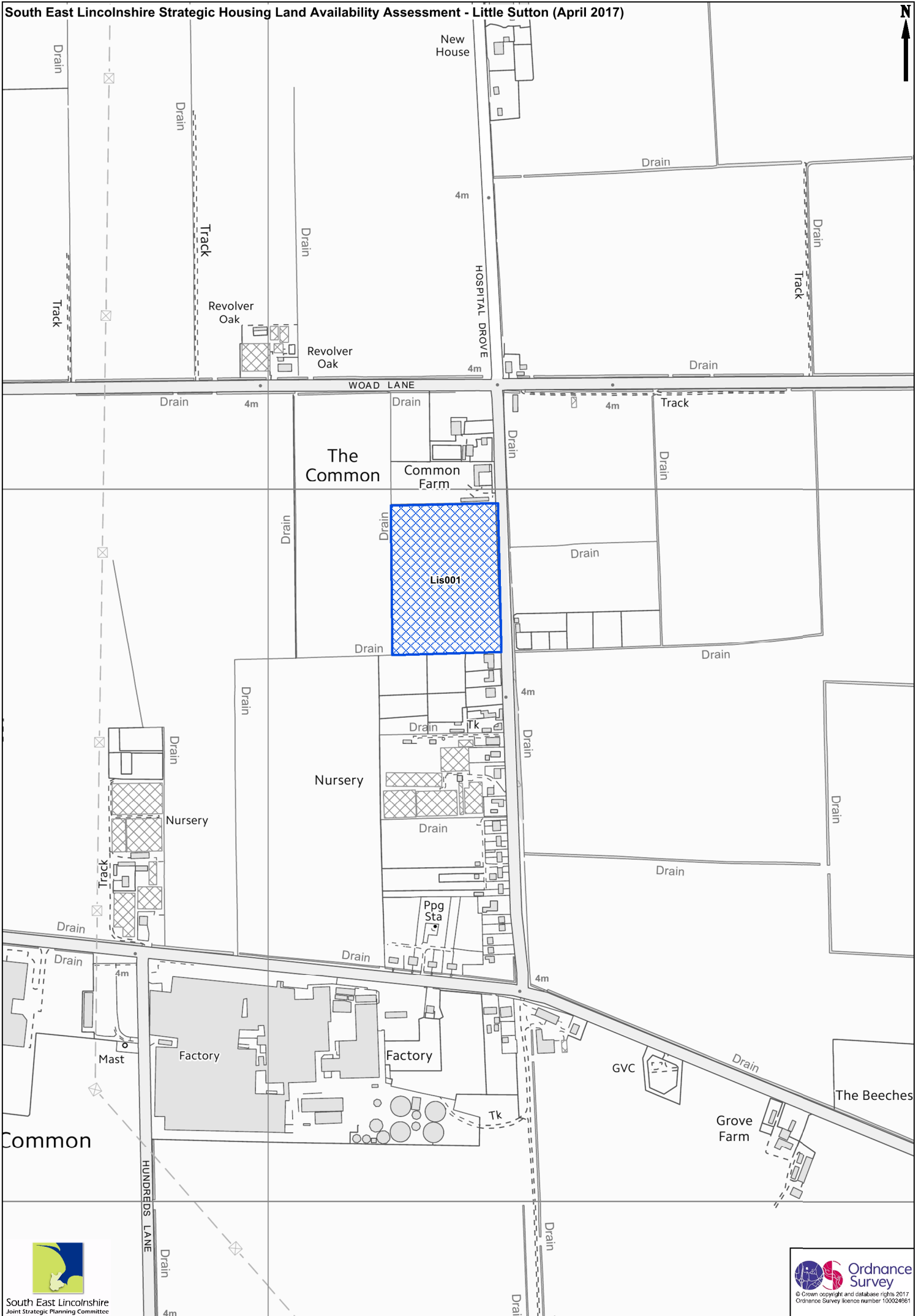


South East Lincolnshire Strategic Housing Land Availability Assessment - Little Sutton (April 2017)



**Reference** Lis001 Settlement: Little Sutton Phase two SHLAA sites

**Address** Land to the west of Hospital Drive, Little Sutton

**Site area (Hectares)** 3.17 Site capacity at 30 dph: 95 Site capacity at 25 dph: 79 Site capacity at 20 dph: 63 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 relatively 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 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: 13  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site would create an extension to Little Sutton, where the emerging Local 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 - the site has an open countryside character and a poor relationship to the existing built-up area, and its development would conflict with the established local character of linear development.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is relatively inaccessible to existing services and facilities, but is located adjacent to Little Sutton's built-up area.  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, & is not previously developed land.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, 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	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m