

				Long Sutton		es 🗀
Address	Land to the north of Ge	dney Ro	ad, Long Sutton			
Site area (Hectares)	4.43 Site capacity at 30 dph:	133	Site capacity at 25 dph:	Site capacity at 20 dph:	89 Site capacity from planning permissions:	
Availability	Is the site available	?	Yes		permissions:	
Explanation	Although there is no pla	nning pe	ermission or allo	ocation, there are no kno	own legal or ownership proble	ms.
Achievability	Is the site achievab	le?	Yes			
Explanation	relatively low (although	flood m	itigation costs a		astructure costs are likely to be ed, there is a reasonable prospe eted before year 15).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 39		
Suitability	Is the site suitable?	•	Yes			
Explanation	Sutton. ENVIRONMENTAL IMPA ditch on the road side. dependant on developm INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS There are no bad neight TRANSPORT - services a close to the site. Safe ac Provision should be masuitable to serve this sit. Consequently, the site is Lut011.	ACTS - it various frastruction of the frastruction of the site of	will not have ade no major arched to the loss of the l	verse impacts on natura aeological issues, further f, nor place undue burde lity facilities. sting services and facilities; enity value owing to it be as on neighbours would leally accessible on foot are or can be formed onto Ge sibly over Docking's Holf	n seeks to be developed in Lon al, built or heritage assets. There information may be required ens on, existing infrastructure, ies and is located adjacent to the eing open and farmed grade 1 libe acceptable. In bicycle. There are two bus seedney Road avoiding the Fleet Fit into Lut011. Docking's Holt is	such ne land. tops
Classification Zone Zone Zone Zone	2 1 2 2 3 3 a	lopabl	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Ged009	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Bla	azegate, Gedney		
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 Yes		F
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	flood mitigation costs a		, there is a reasonable pr	ture costs likely to be low, although cospect that it would be developed
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15: Delivered in yrs 16-20		13	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
Explanation	The size is in early with	*h COO d	the consuming Level Disc	seeks to be developed in Long
	as open space, green in LOCATION - It is less acc located adjacent to the SITE CHARACTERISTICS development in this loc countryside. TRANSPORT - services a transport.	frastructure or communicessible to existing service existing built-up area (do - The site is isolated fron the sation would create a new	ity facilities. es and facilities than site efined settlement limit); n the built-up area of any v and incongruous group	es closer to Long Sutton and is not y existing settlement, and o of dwellings in the open e, but not on foot or by public
Classification	Unde	evelopable		
Flood risk Zon	e 1	No hazard		No Depth
Zon		Low hazard	omo	0m to 0.25m
	e 3a	Danger for so Danger for m		0.25m to 0.50m
Zon	lesu	Danger for al		0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Ged014	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Ge	dney Road, Long Sutton		
Site area (Hectares)	1.1 Site capacity at 30 dph:	33 Site capacity at 25 dph:	28 Site capacity at 20 dph:	22 Site capacity from planning permissions:
Availability	Is the site available	? No		permissions.
Explanation		form you that they wish	both parcels of land to b	rity. The Trustees of both charities be withdrawn from the Assessment
Achievability	Is the site achievab	le?		
Explanation	although flood mitigation	on costs are likely. If it is		ture costs are likely to be low, onable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		22	
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with	the 608 dwellings which	the emerging Local Plan	seeks to be developed in Long
Classification	ditch on the road side. I dependant on developm INFRASTRUCTURE - it w as open space, green int LOCATION - It is accessil existing built-up area (d SITE CHARACTERISTICS There are no bad neight TRANSPORT - services a close to the site. It may bend in visibility may be Ged001.	There are no major archenent. ill not lead to the loss of frastructure or communible to Long Sutton's exisefined settlement limit). The site has some ame pour uses. Visual impact and facilities are potentiate possible to provide a ecompromised. Therefore	f, nor place undue burder ity facilities. sting services and facilitie ; enity value owing to it bei s on neighbours would b ally accessible on foot an safe access onto Gedney	d bicycle. There are two bus stops Road but because it is close to a e if the site was accessed via
		No hazard		No Doort
Z	Cone 1 Cone 3a Cone3b	Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los001	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the south of V	Voad Lane, Long Sutton		
Site area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity from planning permissions:
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(although flood mitiga	tion costs are likely). There ent, and there is a reasonab	are no known issues of	re costs are likely to be very low orinciple to prevent the site's e developed (assumed to begin in
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25)	2	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - it as open space, green it LOCATION - It is acces built-up area (defined SITE CHARACTERISTIC no bad neighbour use: TRANSPORT - services There are no highways	nfrastructure or communit sible to Long Sutton's existi settlement limit); S - The site is a small gap be s. Visual impacts on neighbo	nor place undue burdens y facilities. Ing services and facilities tween a row of dwelling burs would be acceptable y accessible on a bicycle.	on, existing infrastructure, such and is located within the existing s and a single dwelling. There are
Classification	Dev	elopable (06-10)		
Z	Cone 1 Cone 2 Cone 3a Cone3b	No hazard Low hazard Danger for sor Danger for mo 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	Los002 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the south of Lutton Garnsgate, Long Sutton
Site area (Hectares)	2.79 Site capacity at 30 dph: 84 Site capacity at 25 dph: 70 Site capacity at 20 dph: 56 Site capacity from planning
Availability	Is the site available? Yes permissions:
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (highways improvements and flood mitigation). 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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. EOCATION - It is accessible to Long Sutton's existing services and facilities and is located within/adjacent to the existing built-up area (defined settlement limit); ITE CHARACTERISTICS - The site is one of a number of sites in this location that should be developed together. Lutton Garnsgate is narrow and to the north as it joins Garnsgate Road it has trees on each side. The A17 boundary would need screening like Midsummer Gardens. ERANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are over 400m away on Gedney Road. The development of Los002, Los003, Los004, Los007 and Los018 requires Lutton Garnsgate to be provided with a footway, surface water drainage and street lighting. This would be expensive and significantly alters the character of the road. Residential development would materially increase turning movements at the Lutton Garnsgate/A17 junction. Traffic on the A17 is fast and free-flowing at this point and the straightness and long forward visibility provides a relatively rare overtaking opportunity. There are unprotected ghost island right-turn lanes on the A17 to provide refuge for vehicles turning right into Lutton Garnsgate. The left-then-right configuration of the junction means vehicles queuing to turn right one way would back up against vehicles waiting to turn right the other way. The Highway Authority is concerned that any intensification of movements at this junction is likely to significantly increase the risk of vehicle conflicts at this junction and does not recommend the inclusion of these sites as suitable for new residential development. Eonsequently, the site is considered unsuitable.
Classification	Undevelopable
I lood HSK	Zone 1 Zone 2 Low hazard Danger for some Zone 3a Zone3b Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los003 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the west of Station Road, Long Sutton
ite area (Hectares)	1.92 Site capacity at 30 dph: Site capacity at 25 dph: 48 Site capacity at 20 dph: 38 Site capacity from planning
Availability	Is the site available? Yes permissions:
xplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relative high (highways improvements and flood mitigation). If it is allocated, there is a reasonable prospect that i would be developed (assumed to begin in year 8, and be completed before year 15).
Assumed delivery r	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities and is located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is one of a number of sites in this location that should be developed together. Lutton Garnsgate is narrow and to the north as it joins Garnsgate Road it has trees on each side The A17 boundary would need screening like Midsummer Gardens. TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are over 400r away on Gedney Road. The development of Los002, Los003, Los004, Los007 and Los018 requires Lutton Garnsgate to be provided with a footway, surface water drainage and street lighting. This would be expensive and significantly alters the character of the road. Residential development would materially increase turning movements at the Lutton Garnsgate/A17 junction. Traffic on the A17 is fast and free-flowing at this point and the straightness and long forward visibility provides a relatively rare overtaking opportunity. There are unprotected ghost island right-turn lanes on the A17 to provide refuge for vehicles turning right into Lutton Garnsgate. The left-then-right configuration of the junction means vehicles queuing to turn right one way would back up against vehicles waiting to turn right the other way. The Highway Authority is concerned that any intensification of movements at this junction is likely to significantly increase the risk of vehicle conflicts at this junction and does not recommend the inclusion of these sites as suitable for new residential development.
Classification	Undevelopable
Flood risk	Zone 1 Zone 2 Low hazard Low hazard Danger for some Zone 3a Zone3b Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Availability Explanation	2.77 Site capacity at 30 dph: Is the site availate Although there is no Is the site achieve Moderate achievability high (highways impro	at 25 dph: Yes planning permission or all able? Yes ity. Values are moderate, ovements and flood mitigate.	69 Site capacity at 20 dph: ocation, there are no kno	55 Site capacity from planning permissions: we legal or ownership problems. ture costs are likely to be relatively ere is a reasonable prospect that it ore year 15).
Explanation Achievability Explanation	at 30 dph: Is the site available. Although there is no Is the site achieve. Moderate achievability high (highways improwould be developed.)	at 25 dph: Yes planning permission or all able? Yes ity. Values are moderate, ovements and flood mitigate.	at 20 dph: ocation, there are no kno but opening-up infrastruction). If it is allocated, the	from planning permissions: wn legal or ownership problems. ture costs are likely to be relatively ere is a reasonable prospect that it
Explanation	Although there is no Is the site achiev Moderate achievabili high (highways impro would be developed	planning permission or all able? Yes ity. Values are moderate, ovements and flood mitigate.	but opening-up infrastruction). If it is allocated, the	wn legal or ownership problems. ture costs are likely to be relatively ere is a reasonable prospect that it
Achievability Explanation	Is the site achiev Moderate achievabili high (highways impro would be developed	able? Yes ity. Values are moderate, ovements and flood mitiga	but opening-up infrastruction). If it is allocated, the	ture costs are likely to be relatively ere is a reasonable prospect that it
•	Moderate achievabili high (highways impro would be developed	ity. Values are moderate, ovements and flood mitiga	ation). If it is allocated, the	ere is a reasonable prospect that it
	high (highways impro would be developed	ovements and flood mitiga	ation). If it is allocated, the	ere is a reasonable prospect that it
Assumed delivery rate	Delivered in vrs 1-5:			
	Delivered in yrs 6-10		50	
	Delivered in yrs 11-1 Delivered in yrs 16-2		5	
	Delivered in yrs 21-2			
Suitability	Is the site suitabl	e? No		
	the existing built-up a SITE CHARACTERISTIC together. Lutton Gari The A17 boundary w. TRANSPORT - service away on Gedney Roa Garnsgate to be provexpensive and significancease turning move flowing at this point a opportunity. There a turning right into Lut queuing to turn right Highway Authority is significantly increase these sites as suitable.	area (defined settlement lacs - The site is one of a nunsgate is narrow and to the ould need screening like News and facilities are potented. The development of Legided with a footway, surfacently alters the character ements at the Lutton Garand the straightness and lare unprotected ghost islarton Garnsgate. The left-theone way would back up a concerned that any intending and tending the straightness and lare unprotected ghost islarton Garnsgate. The left-theone way would back up a concerned that any intending the straightness and lare unprotected ghost islarton Garnsgate. The left-theone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned that any intending the straightness and lare unprotected ghost islartone way would back up a concerned the straightness and lare unprotected ghost islartone way would be accompanied the straightness and lare unprotected ghost islartone way would be accompanied the straightness and lare unprotected ghost islartone way would be accompanied the straightness and lare unprotected ghost islartone way	imit); mber of sites in this location north as it joins Garnsgarlidsummer Gardens. Idly accessible on foot and oso02, Los003, Los004, Loace water drainage and start of the road. Residential consgate/A17 junction. Traffong forward visibility proving in the configuration of the energible configuration of the gainst vehicles waiting to sification of movements as at this junction and doe lopment.	ion that should be developed ate Road it has trees on each side. Id bicycle. Bus stops are over 400m so07 and Los018 requires Lutton reet lighting. This would be development would materially fic on the A17 is fast and freedides a relatively rare overtaking A17 to provide refuge for vehicles the junction means vehicles turn right the other way. The it this junction is likely to s not recommend the inclusion of
Classification	Und	developable		
Flood risk Zon	ne 1	No hazard		No Depth
Zor	ne 2	Low hazard Danger for		0m to 0.25m
	ne 3a ne3b	Danger for		0.25m to 0.50m 0.50m to 1.0m
201		Danger for	all	1.0m to 2.0m >2.0m

Reference	Los005	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the south-east	of Lutton Garnsgate, Lo	ng Sutton	
Site area (Hectares)	18.04 Site capacity at 30 dph:	541 Site capacity at 25 dph:	451 Site capacity at 20 dph:	361 Site capacity from planning permissions:
Availability	Is the site availabl	e? Yes		·
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	high (including flood m		eless, if it is allocated, the	cture costs are likely to be relatively ere is a reasonable prospect that it efore year 20).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15	•	50 250	
	Delivered in yrs 16-20		61	
	Delivered in yrs 21-25	:		
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it is as open space, green it LOCATION - although the which means that it is northern side of the Abecause it is divided from SITE CHARACTERISTICS south of the A17 to the relatively limited in scathis land has a country TRANSPORT - services transport. Consequently, the site	will not lead to the loss on frastructure or communities site is relatively close not as accessible to their 17. It is not located adjactom the Town by the A17 5 - The site is isolated from the detriment of the area's ale and is not perceived a side character and its defand facilities are potentials.	f, nor place undue burde nity facilities. to Long Sutton's centre, najority of the town's ser ent to the existing built-u; m the built-up area and i character - development is part of the town's main velopment would create ally accessible on a bicyc	I, built or heritage assets. Ins on, existing infrastructure, such it is separated from it by the A17 rvices and facilities as sites on the up area (defined settlement limit) It would extend the town to the It on this side of the A17 is currently In built-up area, and consequently an incongruous group of dwellings le, but not on foot or by public
Classification	Und	evelopable		
I lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los006	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Stat	ion Road, Long Sutton		
Site area (Hectares)	4.71 Site capacity at 30 dph:	141 Site capacity at 25 dph:	118 Site capacity at 20 dph:	94 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or all	ocation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low (although flood mi	tigation costs are likely).		ure costs are likely to be relatively a reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 44	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable	? Yes		
	no major archaeologica INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access the existing built-up arc SITE CHARACTERISTICS on three sides. TRANSF public transport. A wid Visibility on the traffic adwellings and could be	al issues, further informa vill not lead to the loss o ifrastructure or commur ible to Long Sutton's exi- ea (defined settlement li - The site is one of four PORT - services and facili e access is available to S approach side is satisfac	ation may be required dep f, nor place undue burden hity facilities. sting services and facilities mit); that provide a suitable co ties are potentially access tation Road / Cowpers Ga tory. Visibility to the south	mbined site that has development ible on foot and bicycle, but not by te between two dwellings.
Classification	Deve	lopable (11-15)		
Flood risk Zone 2 Zone 2 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los007	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Slee	pers Close, Long Suttor	1	
ite area (Hectares)	2.1 Site capacity at 30 dph:	63 Site capacity at 25 dph:	52 Site capacity at 20 dph:	42 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
ixplanation	Although there is no pla	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high (highways improve	ments and flood mitiga		ture costs are likely to be relatively ere is a reasonable prospect that it ore year 15).
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 18	
Suitability	Is the site suitable?	No		
	as open space, green inf LOCATION - It is accessible the existing built-up are: SITE CHARACTERISTICS - together. Lutton Garnsg The A17 boundary would TRANSPORT - services at away on Gedney Road. To Garnsgate to be provided expensive and significant increase turning movem point, which provides at turn lanes on the A17 to configuration of the junction waiting to turn right the movements at this junction.	rastructure or communicate to Long Sutton's exists (defined settlement lind). The site is one of a nure ate is narrow and to the difference of a communicate is narrow and to the difference of the development of Long with a footway, surfatly alters the character cents at the Lutton Garricelatively rare overtaking provide refuge for vehiction means vehicles quother way. The Highwalion is likely to significant e inclusion of these sites	sting services and facilities (sting services and facilities (mit); (mber of sites in this location or the north as it joins Garnsgalidsummer Gardens. (ally accessible on foot and (s002, Los003, Los004, Loce water drainage and stof the road. Residential of the road. Residential of the road (signate/A17 junction. The fig opportunity. There are icles turning right into Lucieuing to turn right one way Authority is concerned the title of the road (see as suitable for new resident).	ins on, existing infrastructure, such is and is located within/adjacent to ion that should be developed ate Road it has trees on each side. If dicycle, Bus stops are over 400m so07 and Los018 requires Lutton reet lighting. This would be development would materially A17 is fast and free-flowing at this is unprotected ghost island rightton Garnsgate. The left-then-right way would back up against vehicles that any intensification of ehicle conflicts at this junction and idential development.
Classification	Unde	velopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Land to the east of Lime Walk, Long Sutton	Reference	Los008	Settlement:	Long Sutton	Phase two SHLAA sites
Site area (Hectares) 1.72 Site capacity 52 Site capacity 34 Site 34	Addross		e Walk Long Sutton		
Availability Is the site available? Resplanation	Address	Land to the east of Lim	e walk, Long Sutton		
Achievability	Site area (Hectares)				from planning
List he site achievable? Ves	Availability	Is the site available	Yes		permissions.
Moderate achievability. Values are moderate, but opening-up infrastructure costs likely to be low, including school improvment costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 1-15: Delivered in yrs 1-20: Delivered in yrs 1-	Explanation			ocation, there are no kno	wn legal or ownership problems.
school improvment costs. If it is allocated, there is a reasonable prospect that it would be developed allthough commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 1-1-15: Delivered in yrs 1-20 Delivered in yrs 21-25: Suitability In site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities but is not located within/adjacent to the existing built-up area (defined settlement limit). SITE CHARACTERISTICS - The site is adjacent Loss26 and behind a dwelling that fronts Lime Walk. TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport from Gedney Road. Access from Lime Walk Could be achieved but the existing frontage footway and surface water drainage would need to be extended to the site. Ideally there should be a vehicular connection to Loss26 and Anfield Road / Magpie Close the site is considered suitable. Classification Developable (11-15) Developable (11-15) No hazard Low hazard Danger for some	Achievability	Is the site achieval	Yes Yes		
Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 12-25: Sultability Is the site suitable? Explanation The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities but is not located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - the site is adjacent Los25e and behind a dwelling that fronts Lime Walk. TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport from Gedney Road. Access from Lime Walk could be achieved but the existing frontage footway and surface water drainage would need to be extended to the site. Ideally there should be a vehicular connection to Los026 and Anfield Road / Magpie Close the site is considered suitable. Classification Developable (11-15) No hazard Low hazard Danger for some Danger for some	Explanation	school improvment cos although commenceme	sts. If it is allocated, there ent may be delayed by th	e is a reasonable prospected is a reasonable prospected to improve the w	t that it would be developed
The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities but is not located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is adjacent Los026 and behind a dwelling that fronts Lime Walk. TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport from Gedney Road. Access from Lime Walk could be achieved but the existing frontage footway and surface water drainage would need to be extended to the site. Ideally there should be a vehicular connection to Los026 and Anfield Road / Magpie Close. Consequently in combination with Los026 and Anfield Road / Magpie Close the site is considered suitable. Consequently in combination with Los026 and Anfield Road / Magpie Close the site is considered suitable. Classification Developable (11-15) No hazard Low hazard Danger for some Danger for most Danger for most Danger for most Danger for all Low to 2.0m	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20			
Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities but is not located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is adjacent Los026 and behind a dwelling that fronts Lime Walk. TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport from Gedney Road. Access from Lime Walk could be achieved but the existing frontage footway and surface water drainage would need to be extended to the site. Ideally there should be a vehicular connection to Los026 and Anfield Road / Magpie Close. Consequently in combination with Los026 and Anfield Road / Magpie Close the site is considered suitable. Classification Developable (11-15) No hazard Low hazard Danger for some Danger for some Danger for most	Suitability	Is the site suitable	? Yes		
Flood risk Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m	Explanation	Sutton. ENVIRONMENTAL IMP. INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access to the existing built-up SITE CHARACTERISTICS TRANSPORT - services a Access from Lime Walk would need to be exter Anfield Road / Magpie	ACTS - it will not have ad vill not lead to the loss of a frastructure or communible to Long Sutton's existered (defined settlementary). The site is adjacent Lost and facilities are accessible could be achieved but the first the site. Ideally the Close.	verse impacts on natural, f, nor place undue burder ity facilities. iting services and facilitie t limit); 6026 and behind a dwellir ole on foot, bicycle, and phe existing frontage footwhere should be a vehicula	built or heritage assets. In son, existing infrastructure, such Is but is not located within/adjacent In that fronts Lime Walk. In the work of the
Low hazard	Classification	Deve	elopable (11-15)		
	Z	one 2 one 3a	Low hazard Danger for s Danger for n	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Los009	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Stat	tion Road, Long Sutton		
Site area (Hectares)	1.98 Site capacity at 30 dph:	59 Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions
Explanation	Although there is no pl	anning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	(although flood mitigat	tion costs are likely). If it		ure costs are likely to be low sonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 16	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable	? Yes		
	no major archaeologica INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access the existing built-up arc SITE CHARACTERISTICS on three sides. TRANSF public transport. The si road to the site boundard.	al issues, further informa vill not lead to the loss of infrastructure or commun ible to Long Sutton's exise ea (defined settlement ling - The site is one of four PORT - services and facilith te is accessible through I	tion may be required dep f, nor place undue burden ity facilities. ting services and facilities mit); that provide a suitable co- cies are potentially access cos006 where provision sh	built or heritage assets. There are endant on development. Is on, existing infrastructure, such as and is located within/adjacent to embined site that has development lible on foot and bicycle, but not by mould be made to complete the
Classification	Deve	elopable (11-15)		
Flood risk Zone 2 Zone 3 Zone 3	ga Ba	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Los010			Long Sutte		
Address	Land to the east of Littl	e Londoi	n, Long Sutton			
Site area (Hectares)	7.16 Site capacity at 30 dph:	215	Site capacity at 25 dph:	179 Site cap at 20 d	•	Site capacity from planning permissions:
Availability	Is the site available	?	Yes			permissions.
Explanation	Although there is no pla	anning po	ermission or all	ocation, there are	e no known legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes			
Explanation		tigation o	osts are likely).	If it is allocated,	there is a reason	ts are likely to be relatively able prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 93		
Suitability	Is the site suitable	?	No			
Explanation	as open space, green in LOCATION - It is access the existing built-up are SITE CHARACTERISTICS dwellings. It is also beh formed on Roman Banl old house, which is pos the 87 dwellings. To the better through the adjosupport the access. TRANSPORT - services a transport.	ACTS - it vill not le frastruct ible to Loea (define - The sitting front a has a nuitioned ce south to bining site and facili	will not have ac ad to the loss of cure or communiong Sutton's exi- ed settlement life is beside the fage development umber of trees, lose to the road he road bends life but its layout ties are potenti	lverse impacts on f, nor place undurative facilities. sting services and mit); former Butterfly P on ton Roman Ban which would have and is being reneack on itself. It is would not permit ally accessible on	natural, built or e burdens on, ex facilities and is Park, which has p ik. The place who e to be removed ovated. Beyond considered that this. Lincolnshir	heritage assets. isting infrastructure, such located within/adjacent to lanning permission for 87 ere the access would be I. To the north there is an this is the access point to the access would be e County Highways do not
Classification	Unde	velop				
Zone zone zone zone zone zone zone zone z	2 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost	0n 0.2 0.9	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m .0m

Reference	Los011	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Da	niels Gate, Long Sutton		
Site area (Hectares)	2.46 Site capacity at 30 dph:	74 Site capacity at 25 dph:	62 Site capacity at 20 dph:	49 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions
Explanation	Although there is no pl	anning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	(although flood mitigat development costs). If	tion costs are likely, and t	the site's unusual poportion reasonable prospect that i	ure costs are likely to be low ons would be likely to increase t would be developed (assumed
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 25	
	Delivered in yrs 16-20 Delivered in yrs 21-25:		25	
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it v as open space, green in LOCATION - It is access to the existing built-up SITE CHARACTERISTICS poorly related to the exdwellings in the countr TRANSPORT - services a transport.	will not lead to the loss of frastructure or commun ible to Long Sutton's exister area (defined settlement - The site is an open field xisting built-up area. Its of yside, with only a very te	ity facilities. iting services and facilities t limit);	but is not located within/adjacent side appearance and is very an incongruous group of existing town.
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los012	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Wis	sbech Road, Long Sutton		
Site area (Hectares)	0.75 Site capacity at 30 dph:	22 Site capacity at 25 dph:	19 Site capacity at 20 dph:	15 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla Two owners, but they a		ocation, there are no know	yn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigat	ion costs are likely). If it		ure costs are likely to be very low sonable prospect that it would be).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3	
Suitability	Is the site suitable?	Yes		
	There are no major arc INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS ribbon of development embankment. TRANSPORT - services a London Road / Bridge Fresidential development junction and has sufficing	haeological issues, further ill not lead to the loss of frastructure or communible to Long Sutton's existettlement limit); The site fronts onto W to the roundabout to this site. The fronta	er information may be req f, nor place undue burdens ity facilities. sting services and facilities isbech Road where the roa e south. Views from some ally accessible on foot, bick and footway on Wisbech Roa ge appears wide enough the	built or heritage assets. There are juired dependant on development. It is on, existing infrastructure, such and is located near to the existing and rises over a bridge. There is a see plots would be restricted by the eycle and public transport on load are adequate to serve to accommodate the required
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los013 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the west of Lime Walk, Long Sutton
Site area (Hectares)	14.43 Site capacity at 30 dph: 361 Site capacity at 25 dph: 361 Site capacity at 20 dph: 289 Site capacity from planning
Availability	Is the site available? Yes permissions:
ixplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high (including flood mitigation costs). 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities but is not located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is an open field and has an open countryside appearance and is very poorly related to the existing built-up area. Its development would create an incongruous group of dwellings in the countryside, with only a very tenuous relationship to the existing town. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. Consequently the site is considered unsuitable.
Classification	Undevelopable
Zo	No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Availability Is the site available? Explanation Although there is no planning permission or allocation, there are no known legal or or Multiple owners, but they are working together. Achievability Is the site achievable? Explanation Moderate achievability. Values are moderate, but opening-up infrastructure costs are (although flood mitigation costs are likely). If it is allocated, there is a reasonable pros developed (assumed to begin in year 8, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 16-20 Delivered in yrs 11-15: 1 Delivered in yrs 12-25: Is the site suitable? Explanation The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be d Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or her in omajor archaeological issues, further information may be required dependant on of INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is locate the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	likely to be low
Achievability Explanation Although there is no planning permission or allocation, there are no known legal or or Multiple owners, but they are working together. Achievability Explanation Moderate achievability. Values are moderate, but opening-up infrastructure costs are (although flood mitigation costs are likely). If it is allocated, there is a reasonable pros developed (assumed to begin in year 8, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-15: 1 Delivered in yrs 16-20 Delivered in yrs 12-25: Is the site suitable? Explanation The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be d Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or her in omajor archaeological issues, further information may be required dependant on of INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is locate the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	n planning missions: wnership problems.
Although there is no planning permission or allocation, there are no known legal or or Multiple owners, but they are working together. State site achievable? Ves	likely to be low
Multiple owners, but they are working together. Sthe site achievable? Yes	likely to be low
Moderate achievability. Values are moderate, but opening-up infrastructure costs are (although flood mitigation costs are likely). If it is allocated, there is a reasonable pros 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: Delivered in yrs 11-15: Delivered in yrs 11-15: 1 Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be d Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or herit no major archaeological issues, further information may be required dependant on de INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is located the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	
(although flood mitigation costs are likely). If it is allocated, there is a reasonable pros developed (assumed to begin in year 8, and be completed before year 15). Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 16-20 Delivered in yrs 21-25: Is the site suitable? The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be d Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or herit no major archaeological issues, further information may be required dependant on de INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is locate the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability Is the site suitable? The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be described by Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or herit no major archaeological issues, further information may be required dependant on described by INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is located the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	
The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be d Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or herit no major archaeological issues, further information may be required dependant on de INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is located the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	
Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or herit no major archaeological issues, further information may be required dependant on de INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is locate the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but transport. The site provides an access between existing dwellings which is unsuitable suitable if dwelling(s) were demolished. This is important because the site appears to Los027 and 028 and all three need to be developed as one.	
Consequently the site is considered suitable.	evelopment. g infrastructure, such ed within/adjacent to not by public but could be made
Classification Developable (11-15)	
Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Dept Om to 0 0.25m t 0.50m t 1.0m to >2.0m	

Reference	Los015	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Seaga	ate Road, Long Sutton		
Site area (Hectares)	10.74 Site capacity at 30 dph:	322 Site capacity at 25 dph:	268 Site capacity at 20 dph:	215 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plar Two owners, but they ar	• .	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievabl	e? Yes		
Explanation	low, including school imp	provment costs. If it is a mencement may be d	allocated, there is a reason elayed by the need to implement to implem	cture costs are likely to be relatively conable prospect that it would be prove the water and foul sewerage 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 125 65	
Suitability	Is the site suitable?	Yes		
	no major archaeological INFRASTRUCTURE - it wil as open space, green infi LOCATION - It is accessible existing built-up area (de SITE CHARACTERISTICS - Seagate Road. There are north. SHDC Environmer requiring further investig	issues, further informall not lead to the loss of a rastructure or commurate to Long Sutton's existined settlement limit. The site is between We ribbons of developmental Health identify that gation. Indicate the site is suitable and the site is suitable and the lead to the lead	tion may be required de f, nor place undue burde hity facilities. sting services and facilities; isbech Road, where the ent to the south on each is the site is on a list of po ally accessible on foot, bi if accessed through Los0	I, built or heritage assets. There are pendant on development. In son, existing infrastructure, such as and is located adjacent to the groad rises over a bridge and groad as well as development to the stentially contaminated sites are groundly or Los030.
Classification	Devel	opable (16-20)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los016	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Bri	dge Road, Long Sutton		
Site area (Hectares)	6.52 Site capacity at 30 dph:	196 Site capacity at 25 dph:	Site capacity at 20 dph:	130 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		ocation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit	igation costs are likely).		ure costs are likely to be relatively reasonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 80	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS submitted sites. It has a scattered development are also some employm TRANSPORT - services a London Road / Bridge R	rill not lead to the loss of frastructure or commun ble to Long Sutton's existefined settlement limit). The site has glasshouse poor relationship with twould move the town the nent uses on the souther and facilities are potential.	ity facilities. Iting services and facilities; Es and a shed on the front the built form of the town owards the large employn is side of Bridge Road opp	and is not located adjacent to the and is within a group of Reinforcing and extending the nent site on Bridge Road. There
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3h	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Los017 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the north of Bridge Road, Long Sutton
Site area (Hectares)	16.51 Site capacity at 30 dph: 495 Site capacity at 25 dph: 413 Site capacity at 20 dph: 330 Site capacity from planning
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 including flood mitigation costs). 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 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 Long Sutton's existing services and facilities and is not located adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is open farmland and is on the edge of a group of submitted sites. It has a poor relationship with the built form of the town. Reinforcing and extending the scattered development would move the town towards the large employment site on Bridge Road which begins opposite this site. TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. Consequently the site is considered unsuitable.
Classification	Undevelopable
Flood risk	Zone 1 Zone 2 Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los018	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of	of Platform Drive, Long Sutto	n	
Site area (Hectares)	2.28 Site capa at 30 dph		57 Site capacity at 20 dph:	46 Site capacity from planning
Availability	Is the site avai	lable? Yes		permissions:
explanation	Although there is	no planning permission or al	location, there are no kno	own legal or ownership problems.
Achievability	Is the site achi	ievable?		
Explanation	high (highways im	-	ation). If it is allocated, the	ture costs are likely to be relatively ere is a reasonable prospect that it ore year 15).
Assumed delivery r	Delivered in yrs 1 Delivered in yrs 6 Delivered in yrs 1 Delivered in yrs 1 Delivered in yrs 2	-10: 1-15: 6-20	24 22	
Suitability	Is the site suit	able?		
	the existing built-SITE CHARACTERI together. Lutton of The A17 boundary TRANSPORT - service away on Gedney I Garnsgate to be pexpensive and signification of the A17 to configuration of the waiting to turn rige movements at this does not recomm	up area (defined settlement STICS - The site is one of a nu Garnsgate is narrow and to the would need screening like I vices and facilities are potent Road. The development of Lorovided with a footway, surfinificantly alters the characte movements at the Lutton Gares a relatively rare overtaking to provide refuge for vehicles of the junction means vehicles of the the other way. The Highwatter of the same content of the provide refuge for vehicles of the function means vehicles of the the other way. The Highwatter is not one of the same content of the same cont	imit); imber of sites in this locate north as it joins Garnsg Midsummer Gardens. ially accessible on foot an oso02, Los003, Los004, Los004, Los005, Los006, Lo	development would materially A17 is fast and free-flowing at this nprotected ghost island right-turn Garnsgate. The left-then-right vay would back up against vehicles I that any intensification of ehicle conflicts at this junction and
Classification		Indevelopable		
Flood risk	Zone 1 Zone 2	No hazard Low hazard		No Depth

Reference	1.5-040	Settlement:	Long Sutton	Phase two SHLAA sites
valetelice	Los019	Settlement:	LOTING SULLOTT	FIIASE LWU STILAA SILES 🗀
Address	Land to the south of La	ancaster Drive, Long Sutto	on	
Site area (Hectares)	1.24 Site capacity at 30 dph:	37 Site capacity at 25 dph:	31 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site availabl	e? Yes		ретиватопа.
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(although flood mitiga		is allocated, there is a rea	ture costs are likely to be low asonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		24 1	
Suitability	Is the site suitable	? Yes		
Explanation	Sutton. ENVIRONMENTAL IMPINFRASTRUCTURE - it is as open space, green is LOCATION - It is access the existing built-up ar SITE CHARACTERISTICS on three sides. TRANSI public transport. The salthough there may be provision should be m	ACTS - it will not have ad will not lead to the loss of infrastructure or commun sible to Long Sutton's existed (defined settlement life). The site is one of four PORT - services and facilitie appears to be accessil	verse impacts on natural f, nor place undue burder ity facilities. string services and facilities mit); that provide a suitable coices are potentially accessole from the turning area could be accessed throught to the site boundary.	seeks to be developed in Long , built or heritage assets. Ins on, existing infrastructure, such as and is located within/adjacent to combined site that has development sible on foot and bicycle, but not by at the end of Lancaster Drive gh Los006 and Los020 where
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	1	'		

Reference	Los020	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the south of Sprin	g Gardens, Long Sutto	n	
Site area (Hectares)	9.87 Site capacity at 30 dph:	296 Site capacity at 25 dph:	247 Site capacity at 20 dph:	197 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plans Multiple owners, but they			n legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		ation costs are likely).	If it is allocated, there is a	re costs are likely to be relatively reasonable prospect that it would 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 125 20	
Suitability	Is the site suitable?	Yes		
	no major archaeological is INFRASTRUCTURE - it will as open space, green infra LOCATION - It is accessible the existing built-up area SITE CHARACTERISTICS - T on three sides. TRANSPOR public transport. The site	sues, further informal not lead to the loss of structure or communi e to Long Sutton's exis defined settlement lir he site is one of four t IT - services and facilit may be accessible fror Id be accessed throug of Los019.	tion may be required depe , nor place undue burdens ity facilities. ting services and facilities in nit); hat provide a suitable comies are potentially accessib in Dunlin Drive, although noth the book and provision sho	puilt or heritage assets. There are indant on development. on, existing infrastructure, such and is located within/adjacent to inbined site that has development ble on foot and bicycle, but not by or solely and there may be a build be made to complete the
Classification	Develo	pable (16-20)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los021 Settlement: Long Sutton Phase two SHLAA sites
ddress	Land to the south of Bull Lane, Long Sutton
te area (Hectares)	0.43 Site capacity at 30 dph: 13 Site capacity at 25 dph: 11 Site capacity at 20 dph: 9 Site capacity from planning 19
vailability	Is the site available? Yes
planation	There is planning permission (reference H11-0123-13) for the construction of 39 dwellings
chievability	Is the site achievable?
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable? Yes
	ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or built assets. It is in the Conservation area and adjacent to a grade 2 listed building, but good design should protect these issues. 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 Long Sutton's existing services and facilities and is located within/adjacent to the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is in the centre of Long Sutton, close to the shops and services and adjacent to the park TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The planning application shows a private drive off Bull Lane. Consequently the site is considered suitable.
lassification	Developable (06-10)
Zo Zo	No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los022	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Little	London, Long Sutton		
Site area (Hectares)	0.93 Site capacity at 30 dph:	28 Site capacity at 25 dph:	23 Site capacity at 20 dph:	19 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla Two owners, but they a		cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation		n costs are likely). If it is	allocated, there is a reas	ture costs are likely to be low sonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3	
Suitability	Is the site suitable?	Yes		
	no major archaeological INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessible the existing built-up are SITE CHARACTERISTICS - Therefore public views i area's character TRANSPORT - services al Bridge Road. It is presun	I issues, further informatill not lead to the loss of frastructure or communible to Long Sutton's exista (defined settlement line. The site is behind front into the site are very limited that it is intended to inciple of development med to the side of the settlement med that it is intended to inciple of development med the side of the settlement in the settlement med that it is intended to inciple of development med the settlement in the se	tion may be required dep to nor place undue burder ty facilities. ting services and facilitien it); age development on Ror ited, and its development by accessible on foot and demolish an existing property.	built or heritage assets. There are bendant on development. In son, existing infrastructure, such as and is located within/adjacent to man Bank and Woad Lane. It would have little impact upon the dibicycle. There are bus stops on operty otherwise there is not a sto the design of a suitable
Classification	Devel	opable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los023 Settlement: Long Sutton Phase two SHLAA s	sites L
Address	Land to the north of London Road, Long Sutton	
Site area (Hectares)	2.54 Site capacity at 30 dph: 76 Site capacity at 25 dph: 64 Site capacity at 20 dph: 51 Site capacity from planning	
Availability	Is the site available? No	
explanation	LOS 023 is owned by Allen's Charity and GED 14 is owned by Phillips Charity. The Trustees of both chave instructed us to inform you that they wish both parcels of land to be withdrawn from the Assert process as Allocations for Residential Development.	
Achievability	Is the site achievable?	
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be re low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that is 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
Buitability	Is the site suitable? Yes	
	ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. The Conservation O advises that the site has minor heritage significance given that 20th Century development already al site on two sides and also on either side of the Roman Bank Street Frontage. It is considered that the development of the site will not have a significant impact on the setting of the Long Sutton Conservance or on the adjacent Alderley House (grade II). There are There are no major archaeological issue further information may be required dependant on development. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure as open space, green infrastructure or community facilities. LOCATION - It is accessible to Long Sutton's existing services and facilities and is located within/adja the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site has residential development on three sides. SHDC Environmental Fidentify that the site is on a list of potentially contaminated sites requiring further investigation. TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport on London Rocess onto London Road is restricted and compromised. A footway / cycleway would be beneficial onto Roman Bank could be achieved but it is 2 or 3 metres higher than the site, on the inside of a be would require large visibility splays. It would be helpful if the existing narrow footway could be wide consequently the site is considered suitable.	buts thee e ation es, e, such cent to Health Road Access end and
Classification	Undevelopable	
Zoi Zoi	No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los024	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of St	James Road, Long Sutton	l	
Site area (Hectares)	0.88 Site capacity at 30 dph:	26 Site capacity at 25 dph:	Site capacity at 20 dph:	18 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigat	ion costs are likely). If it is		ure costs are likely to be low sonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 6	
Suitability	Is the site suitable?	No		
Explanation	Sutton. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - although the which means that it is routhern side of the A1 because it is divided from SITE CHARACTERISTICS south of the A17 to the relatively limited in scalareate an incongruous of TRANSPORT - services a transport.	ACTS - it will not have advill not lead to the loss of, frastructure or communine site is relatively close that as accessible to the motal as accessible to the motal to the m	verse impacts on natural, i, nor place undue burdens ity facilities to Long Sutton's centre, it hajority of the town's servent to the existing built-up in the built-up area and it with the character - development of a part of the town's main but to the existing built-up area and it with the built-up area	built or heritage assets. s on, existing infrastructure, such is separated from it by the A17 ices and facilities as sites on the area (defined settlement limit) would extend the town to the on this side of the A17 is currently built-up area. Development would , but not on foot or by public
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Los026	Settlement:	Long Sutton	Phase two SHLAA sites				
Address	Land to the east of Lim	Land to the east of Lime Walk, Long Sutton						
Site area (Hectares)	2.29 Site capacity at 30 dph:	69 Site capacity at 25 dph:	57 Site capacity at 20 dph:	from planning permissions:				
Availability	Is the site available	Yes		permissions.				
Explanation	Although there is no pl	anning permission or allo	ocation, there are no knov	wn legal or ownership problems.				
Achievability	Is the site achieva	ble? Yes						
Explanation	including school impro although commencem	vements. If it is allocated	d, there is a reasonable prone need to improve the wa	oure costs are likely to be low, ospect that it would be developed ater and foul sewerage network				
Assumed delivery rate	Delivered in yrs 1-5:		4.6					
	Delivered in yrs 6-10: Delivered in yrs 11-15:	:	16 30					
	Delivered in yrs 16-20 Delivered in yrs 21-25							
Suitability	Is the site suitable	? Yes						
	INFRASTRUCTURE - it vas open space, green in LOCATION - It is access the existing built-up ar SITE CHARACTERISTICS open space from Anfie TRANSPORT - services could be developed of	will not lead to the loss on frastructure or commursible to Long Sutton's exise a (defined settlement life. The site is adjacent And Road and to the east cand facilities are potentifum Walk provided the ccess off Magpie Close a	nity facilities. sting services and facilities mit); field Road, which is curren on its boundaries.	s on, existing infrastructure, such s and is located within/adjacent to intly under construction. It has eycle and public transport. This site age and street lighting are				
Classification	Deve	elopable (11-15)						
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Los027	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Garr	nsgate Road, Long Sutton		
ite area (Hectares)	0.18 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
explanation	Although there is no pla	nning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigation		allocated, there is a reaso	re costs are likely to be low onable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		4	
Buitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessib the existing built-up area SITE CHARACTERISTICS - TRANSPORT - services an	rastructure or community ole to Long Sutton's existing a (defined settlement limi The site is behind frontagend facilities are potentially ould be via Los014 and is l	nor place undue burdens of facilities. Ing services and facilities at t); ge dwellings on Garnsgato of accessible on foot and b	on, existing infrastructure, such and is located within/adjacent to e Road. Dicycle, but not by public
Classification	Devel	opable (06-10)		
Zo Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for son Danger for mo 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	Los028	Settlement:	Long Sutton	Phase two SHLAA sites			
Address	Land to the west of Garnsgate Road, long Sutton						
Site area (Hectares)	0.68 Site capacity at 30 dph:	20 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning permissions:			
Availability	Is the site available	? No		P. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			
Explanation	The owner of the site co	onfirms that it is no longe	er available for developm	ent.			
Achievability	Is the site achievab	le? Yes					
Explanation	(although flood mitigati	on costs are likely). If it is		ure costs are likely to be low sonable prospect that it would be).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2				
Suitability	Is the site suitable?	Yes					
Explanation	no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi the existing built-up are SITE CHARACTERISTICS TRANSPORT - services a	I issues, further informat ill not lead to the loss of, frastructure or communible to Long Sutton's exist a (defined settlement lim-The site is behind frontand facilities are potential ould be via Los014 and is	ion may be required depo nor place undue burdens ty facilities. ting services and facilities nit); age dwellings on Garnsga	and is located within/adjacent to te Road. bicycle, but not by public			
Classification	Unde	velopable					
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Site area (Hectares) Availability Explanation Achievability Explanation	Is the site achievab Moderate achievability (although flood mitigat	38 Site capacity at 25 dph: Yes anning permission or alloure working together Yes	32 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability Explanation Achievability Explanation	at 30 dph: Is the site available Although there is no pla Two owners, but they a Is the site achievab Moderate achievability (although flood mitigat	at 25 dph: Yes Anning permission or alloure working together Yes	at 20 dph:	from planning permissions:
Explanation Achievability Explanation	Although there is no pla Two owners, but they a Is the site achievab Moderate achievability (although flood mitigat	anning permission or alloure working together	ocation, there are no know	
Achievability Explanation	Is the site achievab Moderate achievability (although flood mitigat	ole? Yes	ocation, there are no know	n legal or ownership problems.
Explanation	Moderate achievability (although flood mitigat			
	(although flood mitigat	. Values are moderate, b		
	acveloped (assumed to			ure costs are likely to be low sonable prospect that it would be).
_	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 1	
1	Delivered in yrs 16-20 Delivered in yrs 21-25:		-	
	Is the site suitable?	Yes		
	There are no major arcl INFRASTRUCTURE - it was open space, green in LOCATION - It is accessibuilt-up area (defined s SITE CHARACTERISTICS south and development contaminated sites requ TRANSPORT - services a London Road / Bridge R	naeological issues, furth- vill not lead to the loss of frastructure or commun- ble to Long Sutton's exis- ettlement limit); - The site fronts onto Se t opposite. SHDC Enviror uiring further investigation facilities are potentia	er information may be req f, nor place undue burdens ity facilities. sting services and facilities agate Road and there is a amental Health identify th on. ally accessible on foot, bice e made to access Los015.	built or heritage assets. There are uired dependant on development. son, existing infrastructure, such and is located near to the existing ribbon of development to the at the site is on a list of potentially ycle and public transport on
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Los032	lement: Long Sutto	n Phase two SHLAA sites
Address	Cold store, Gedney Road, Long Sutt	ton	
Site area (Hectares)		te capacity 5 Site capa 25 dph: at 20 dp	h: from planning
Availability	Is the site available?	Yes	permissions:
Explanation	_		no known legal or ownership problems. ed. Two owners, but they are working
Achievability	Is the site achievable?	Yes	
Explanation		e likely). Planning permission h	rastructure costs are likely to be low as lapsed, but there remains a reasonable d be completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	4	
Suitability	Is the site suitable?	Yes	
	as open space, green infrastructure LOCATION - It is accessible to Long built-up area (defined settlement li SITE CHARACTERISTICS - The site is backland position.	to the loss of, nor place undue or community facilities. Sutton's existing services and f mit); bounded by residential develo are potentially accessible on f cess has suitable visibility for a	facilities and is located within the existing opment and the Shrubberies LNR. It is in a foot, bicycle and public transport on
Classification	Developable (_
Flood risk	Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los035	Settlement:	Long Sutton	Phase two SHLAA sites			
Address	Land to the north of Bridge Road, Long Sutton						
Site area (Hectares)	4.04 Site capacity at 30 dph:	121 Site capacity at 25 dph:	Site capacity at 20 dph:	81 Site capacity from planning permissions:			
Availability	Is the site available	Yes		permissions.			
Explanation				n legal or ownership problems. ellings appears to have lapsed.			
Achievability	Is the site achievab	Yes					
Explanation	(including flood mitigat		ed, there is a reasonable p	re costs are likely to be moderate rospect that it will be developed			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 31				
Suitability	Is the site suitable?	No					
	INFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS poor relationship with twould move the town temployment uses on th TRANSPORT - services a London Road / Bridge R	rill not lead to the loss of frastructure or commun ble to Long Sutton's existefined settlement limit). The site is a disused nuther built form of the town owards the large employe southern side of Bridg and facilities are potential.	ity facilities. sting services and facilities ; irsery and is also mostly be in. Reinforcing and extend yment site on Bridge Road e Road opposite the site.	and is not located adjacent to the ehind frontage dwellings. It has a ing the scattered development			
Classification	Unde	velopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	Los036	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land at 26/28 Wisbech	Road, Long Sutton		
Site area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	anning permission or alloo	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	(although flood mitigat		allocated, there is a reas	ure costs are likely to be low sonable prospect that it would be).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable	No No		
	house is grade 2 listed a INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS weeping Beech to the r TRANSPORT - services a London Road / Bridge F	and the trees are TPO'd. yill not lead to the loss of, frastructure or communitible to Long Sutton's exist lefined settlement limit); - The site is within a ribbororth boundaries and are and facilities are potential	nor place undue burdens y facilities. ing services and facilities on of development. It has FPO'd. There is a field acc	It or heritage assets since the son, existing infrastructure, such and is not located adjacent to the Beech Trees to the west and a cess to the south.
Classification	Unde	evelopable		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m 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	Los037	Settlemo	ent: l	ong Sutton	Phase two SHLAA sites		
Address	Former Butterfly & Wildlife Park, Little London, Long Sutton						
Site area (Hectares)	6.23 Site capacity at 30 dph:	187 Site ca at 25 d		Site capacity at 20 dph:	125 Site capacity from planning permissions:		
Availability	Is the site available	?	'es		permissions.		
Explanation	H11-0398-12 for 87 dw	ellings was grant	ed planning per	rmission on 27 Janu	ary 2014.		
Achievability	Is the site achievab	ole?	'es				
Explanation	low (although flood mit	igation costs are	likely). Plannin	g permission is outs	re costs are likely to be relatively standing and there is a ear 6, and be completed before		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		87				
Suitability	Is the site suitable?		es es				
Explanation	Sutton. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accessive existing built-up area (considered considered considere	ACTS - it will not rill not lead to the frastructure or common the frastructure or common the frastructure of the settleme of the site is disustructure of the site has a site h	have adverse in e loss of, nor pla ommunity facili on's existing ser nt limit); sed and has pla potentially acces s planning cons	npacts on natural, bace undue burdens ities. vices and facilities anning permsiion for issible on foot, bicye	on, existing infrastructure, such		
Classification	Deve	lopable (06-	10)				
Flood risk Zone 1 Zone 2 Zone 3	a a	Low Dang Dang	azard hazard ger for some ger for most ger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Los038	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Bri	dge Road, Long Sutton		
Site area (Hectares)	6.74 Site capacity at 30 dph:	202 Site capacity at 25 dph:	168 Site capacity at 20 dph:	135 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation				vn legal or ownership problems. vellings appears to have lapsed.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigati	on costs are likely). If it		ure costs are likely to be low sonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 85	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	Sutton. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS poor relationship with twould move the town temployment uses on the	ACTS - it will not have ad ill not lead to the loss of frastructure or commurble to Long Sutton's existence settlement limit). The site is a disused not he built form of the town owards the large emploe southern side of Bridgind facilities are potentioad.	lverse impacts on natural, f, nor place undue burden hity facilities. sting services and facilities; ursery and is also mostly by n. Reinforcing and extend by ment site on Bridge Road ge Road opposite the site. ally accessible on foot, bic	s on, existing infrastructure, such and is not located adjacent to the ehind frontage dwellings. It has a ling the scattered development
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los039	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Market Street, Long Sutton			
Site area (Hectares)	0.12 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Full planning permission (ref	. H11-0015-13) is ou	tstanding for the construc	ction of 2 dwellings on this site.
Achievability	Is the site achievable?	Yes		
Explanation		osts are likely). Planr	ing permission is outstan	re costs are likely to be low ding, and there is a reasonable e completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable?	Yes		
	as open space, green infrastr LOCATION - It is accessible to built-up area (defined settler SITE CHARACTERISTICS - The two units.	sets, owing to plann ar part of the listed I t lead to the loss of, ructure or communion to Long Sutton's exist ment limit); site has planning per icilities are accessible	ng permission being gran uilding into two units. nor place undue burdens y facilities. ng services and facilities rmission to convert the re	
Classification	Developa	able (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m 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

	Los040		Settlement:	20	ng Sutton	Phase two SHLAA sites
Address	Land to the north of Br	idge Roa	d, Long Sutton			
Site area (Hectares)	3.99 Site capacity at 30 dph:	120	Site capacity at 25 dph:		Site capacity at 20 dph:	80 Site capacity from planning
Availability	Is the site available	e?	No			permissions:
Explanation	The owners are not all difficult and protracted		d and their inter	ntions for	the land are un	known. Land assembly could be
Achievability	Is the site achieval	ble?	Yes			
Explanation	the need to purchase p	rivately	owned dwelling	s and floo	d mitigation cos	osts are likely to be high owing to sts are likely. If it is allocated, there in year 9, and be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 30		
Suitability	Is the site suitable	?	No			
Explanation	Sutton. ENVIRONMENTAL IMP, INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access existing built-up area (o SITE CHARACTERISTICS buy) and their gardens, extending the scattered Road which begins alm	ACTS - it vill not le offrastruct ible to Lo defined sit - The sit developost oppoand facili Road.	will not have ad ad to the loss of ture or commurong Sutton's existettlement limit) e is council own poor relationshoment would mosite this site.	lverse imp f, nor place hity faciliti sting servi i; hed and pr hip with th ove the to ally access	pacts on natural, ce undue burder es. ces and facilitie rivately owned be built form of town towards the	seeks to be developed in Long , built or heritage assets. ns on, existing infrastructure, such s and is not located adjacent to the houses (sold under the right to the town. Reinforcing and e large employment site on Bridge cycle and public transport on
Classification	Unde	evelop	able			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los041 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the east of Brown's Gate, Long Sutton
Site area (Hectares)	1.31 Site capacity at 30 dph: 39 Site capacity at 25 dph: 33 Site capacity at 20 dph: 26 Site capacity from planning
Availability	Is the site available?
Explanation	The owners are not all identified and their intentions for the land are unknown. Land assembly could be difficult and protracted.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to the need to purchase privately owned gardens to dwellings. Flood mitigation costs are also likely. Nonetheless, 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	Sutton. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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 - although the site is relatively close to Long Sutton's centre, it is separated from it by the A17 which means that it is not as accessible to the majority of the town's services and facilities as sites on the northern side of the A17. It is not located adjacent to the existing built-up area (defined settlement limit) because it is divided from the Town by the A17; SITE CHARACTERISTICS - The site is isolated from the built-up area and it would extend the town to the south of the A17 to the detriment of the area's character - development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area. Consequently this land has a countryside character and its development would create an incongruous group of dwellings; TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.
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 Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los042	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Vicarage	Lane, Long Sutton		
Site area (Hectares)	2.58 Site capacity at 30 dph:	Site capacity 64 at 25 dph:	Site capacity at 20 dph:	52 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
explanation	Although there is no planning	permission or allocation	, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Value (although flood mitigation cos developed (assumed to begin	sts are likely). If it is alloc	ated, there is a re	asonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	50 2		
Suitability	Is the site suitable?	No		
	as open space, green infrastru LOCATION - the site is not clos that it is not as accessible to the of the A17. It is not located ad divided from the Town by the SITE CHARACTERISTICS - The south of the A17 to the detrim relatively limited in scale and i	lead to the loss of, nor parture or community facine to Long Sutton's centrate majority of the town's ligacent to the existing but A17; with the significant is isolated from the basent of the area's charactis not perceived as part of aracter and its developmilities are potentially according to the community of the land of the area of the aracter and its developmilities are potentially according to the community of the land of the area of the land	lace undue burde lities e, and it is separa s services and faci ilt-up area (define puilt-up area and it ter - development of the town's main tent would create	ted from it by the A17 which means lities as sites on the northern side and settlement limit) because it is twould extend the town to the ton this side of the A17 is currently a built-up area and consequently an incongruous group of dwellings
Classification	Undevelo	pable		
lood fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Los 043 Settlement: Long Sutton Phase two SHLAA sites
Address	Land to the south of Bridge Road, Long Sutton
Site area (Hectares)	at 30 dph: at 25 dph: at 20 dph: from planning
Availability	Is the site available? Yes Yes
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low (including site clearance and possible decontamination costs and flood mitigation costs). 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 ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable? Yes
	area's character or appearance - viewed from Bridge Road, the site's redevelopment could bring environmental benefits and, if the existing tree belt along Wisbech Road is maintained or enhanced, impacts from that direction would also be acceptable. INFRASTRUCTURE - it will not place undue burdens on existing infrastructure, but part of the site is currently in use (though not allocated) as employment land - and its development would therefore potentially lead to the loss of employment land. However, the Employment Land Technical Paper (Jan 2016) does not seek the site's allocation, and this land is not of a strategic scale - the loss of approximately 0.3 hectares of employment land would be unlikely to have adverse impacts. LOCATION - it is accessible to Long Sutton's existing services and facilities, it is partly within and partly adjacent to Long Sutton's existing built-up area (defined settlement limit). SITE CHARACTERISTICS - the site has some amenity value (the small woodland at its western corner and the tree belt along Wisbech Road). Whilst part of the site is previously developed, the majority is greenfield. The majority of the site is 'best and most versatile' agricultural land. The site borders onto existing and proposed industrial uses to the north and east, and these may impact upon the amenities that would be enjoyed by any dwellings. TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport, and the Highway Authority comments that safe and suitable vehicular and pedestrian access off Bridge Road would be easily achievable - the frontage currently provides access to car sales and a residential property. There should be no access to this site from Wisbech Road. Despite the issues with site characteristics, the site is considered suitable.
Classification	Developable (11-15)
Flood risk	Zone 1 No hazard No Depth Zone 2 Low hazard Om to 0.25m Zone 3a Danger for some 0.25m to 0.50m

Reference	Los044	S	Settlement:	Lo	ong Sutton		Phase two SHLAA si	tes	V
Address	Land to the south of Bri	idge Roa	d, Long Sutton						
Site area (Hectares)	5.81 Site capacity at 30 dph:	174	Site capacity at 25 dph:	145	Site capacity at 20 dph:	116	Site capacity from planning		
Availability	Is the site available	?	Yes				permissions:		
Explanation	Although there is no pla	anning pe	ermission or all	ocation, t	there are no kno	wn legal	or ownership proble	ems.	
Achievability	Is the site achievab	ole?	Yes						
Explanation	Moderate achievability moderate (including flo that it would be develo	od mitig	ation costs). No	netheles	s, if it is allocate	d, there	is a reasonable prosp		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 66					
Suitability	Is the site suitable?	?	No						
	ENVIRONMENTAL IMPA site's development wou cohesive built-up area of a reside introduction of a reside introduction of a reside INFRASTRUCTURE - it was LOCATION - although it adjacent to Long Suttor SITE CHARACTERISTICS land, it is grade 1 agriculthese uses may impact TRANSPORT - services of development would be consultable, due to adversal up and the side of the side	ald have of the too salong B cter of longial restriction of the second o	adverse visual in which located to the ridge Road, who cal development at the loss of the	mpacts - ne west. Ist other nt is prec ion would f, or plac tton's exi (defined nsic amer e existing ed by any ally acces acerbate	development in The site's development in The site's development in The site's development in The site in Services are settlement limitity value. Howe is indiustrial uses new dwellings. Sible by foot, bitraffic problems	the area opment was olidate mercial/i ruous. son, exis and facilitity. Ever, it is so to the so cycle and	is scattered, with the vould extend the tow the built-up area. Industrial, and the sting infrastructure. The es, it is neither withing the previously developed ite's east and north-to-	e vn's n nor oped	ł
Classification	Unde	velopa	able						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m .0m		

Reference	Los045		Settlement:	L	ong Sutton		Phase two SHLAA sites
Address	Land to the west of Sea	igate Roa	ad, Long Sutton				
Site area (Hectares)	13.35 Site capacity at 30 dph:	400	Site capacity at 25 dph:	334	Site capacity at 20 dph:	267	Site capacity from planning permissions:
Availability	Is the site available	∍?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or allo	ocation, t	there are no kno	wn legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	Moderate achievability moderate (including flo that it would be develo	od mitig	ation costs). No	netyhele	ess, if it is allocate	ed, there	is a reasonable prospect
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 217			
Suitability	Is the site suitable	?	No				
Explanation	site's development work the town's existing buil Los006, Los009, Los019 INFRASTRUCTURE - it was LOCATION - it is access Sutton's existing built-LOSITE CHARACTERISTICS land, it is grade 1 agriculthe amenities enjoyed TRANSPORT - services as	ACTS - aliuld have t-up area of the situltural land by any neard facili Authoritis not winction rags.	though it will not adverse visual in a would be unsate and Los046, the adt to the loss of the congression of	ot have as mpacts - tisfactor is issues f, or place ting serve ent limit) nsic amer approach ally acces at the exic e able to	dverse impacts of considered in ison considered in its value. Howe the within 65m considered in its value in it	on natura plation, to pped wit ime. s on, exis s, and is ver, it is of the A1 cycle and pening (ne require e estate	Il or heritage assets, the he site's relationship to h or following sites ting infrastructure. located adjacent to Long not previously developed 7, which may impact on I public transport. between County Cottage red carriageway and road to serve the
Classification	Unde	evelop	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for n	nost		0m 0.2 0.5 1.0	Depth a to 0.25m .5m to 0.50m .0m to 1.0m .0m to 2.0m .0m

Reference	Los046	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Stat	ion Road, Long Sutton		
Site area (Hectares)	0.7 Site capacity at 30 dph:	21 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, including sit reasonable prospect th	e clearance and school in at it would be developed	nprovements costs. None although commencemen	ure costs are also likely to be theless, if it is allocated, there is a t may be delayed by the need to 8, and be completed before year
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9 5	
Suitability	Is the site suitable	Yes		
Explanation	Sutton. ENVIRONMENTAL IMPARED REPORT FOR THE PROPERTY OF THE P	ACTS - it will not have adverse visual in the not have adverse visual in the not lead to the loss of t	verse impacts on natural of mpacts on the area's charafrom view behind exisiting, nor place undue burdensting services and facilities amenity value, and there eveloped land, and is in agaily accessible on foot and width of this existing accest the carriageway footways the suggested 14 dwellings would allow the access powers.	are no nearby potential 'bad gricultural use. bicycle, and by public transport, as into the glasshouse site appears, junction radii and visibility splays is. If some land were to be bint to be set to the south of the (northwards) not impacting upon
Classification	Deve	lopable (11-15)		
Flood risk Zone 2 Zone 3	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Los047	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Gar	nsgate Road, Long Sutton		
Site area (Hectares)	0.38 Site capacity at 30 dph:	11 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or alloc	ation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigati			costs are likely to be low nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	Yes		
Explanation	Sutton. ENVIRONMENTAL IMPA development would not the site are available from impacts remain accepta INFRASTRUCTURE - it was LOCATION - It is accessified existing built-up area (districted of SITE CHARACTERISTICS neighbour uses'. Howevel land. TRANSPORT - services a There is no obvious poin Lutton Garnsgate might (and hence would not be neighbouring sites (Loso development).	CTS - it will not have adverse have adverse visual important of the loss of, will not lead to the site has little intrinsicer, it is not previously developed in the provision of an amount of the provision of an amount of the loss of the los	erse impacts on natural or lects on the area's character whilst it is more visible from nor place undue burdens on services and facilities are amenity value, and there reloped land, and is best are y accessible on foot and bis access from Garnsgate Roa	are no nearby potential 'bad and most versatile agricultural cycle, and by public transport. d and, whilst an access from the removal of a tree or trees oped in conjunction with
Classification	Deve	opable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for sor Danger for mo 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	Lut001	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Lutton Go	owts, Long Sutton		
Site area (Hectares)	0.9 Site capacity at 30 dph:	Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
ixplanation	Although there is no planning	g permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		sts are likely). If it i	s allocated, there is a re	ture costs are likely to be very low asonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 6	
Suitability	Is the site suitable?	No		
	as open space, green infrastr LOCATION - It is accessible to existing built-up area (defined SITE CHARACTERISTICS - The character of the area is changerelatively isolated from the tothe road and form an unsatis	t lead to the loss of cucture or communi o Long Sutton's exist d settlement limit); e site is near dwellin ging to countryside, own, and its develo efactory relationship cilities are potentia	nor place undue burde ty facilities. ting services and facilitie gs and Silverhill Caravar rather than being built pment would intensify to to the existing settleme	es and is not located adjacent to the Park, which is well screened. The up, north of Monmouth Lane. It is the group of dwellings to the east of
Classification	Undevelo	pable		
Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Lut002		Long Sutton	Phase two SHLAA sites
Address	Land to the west of Lime	Walk, Long Sutton		
Site area (Hectares)	7.67 Site capacity at 30 dph:	230 Site capacity at 25 dph:	192 Site capacity at 20 dph:	153 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant	ning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		ation costs are likely).	If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 103	
Suitability	Is the site suitable?	No		
	as open space, green infra LOCATION - It is accessible existing built-up area (def SITE CHARACTERISTICS - Telatively isolated from the relationship to the existing	not lead to the loss of astructure or commure to Long Sutton's exisined settlement limit; The site is near dwelling town. Its developming settlement.	f, nor place undue burdenity facilities. sting services and facilities; ngs.The character of the ent would be very prominally accessible on a bicycle	l, built or heritage assets. Ins on, existing infrastructure, such It is and is not located adjacent to the It area is countryside and it is Inent and form an unsatisfactory It is a public
Classification	Undev	elopable		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut003	Settlement:	Long Sutton	Phase two SHLAA	sites $lacksquare$
Address	Land to the west of Ga	rnsgate Road, Long Sutto	1		
Site area (Hectares)	9.26 Site capacity at 30 dph:	278 Site capacity at 25 dph:	232 Site capacity at 20 dph:	185 Site capacity from planning	
Availability	Is the site available	Yes		permissions:	
Explanation	Although there is no pl	anning permission or allo	cation, there are no kno	own legal or ownership prob	lems.
Achievability	Is the site achieval	ble?			
Explanation	high (highways improve		ion). If it is allocated, th	cture costs are likely to be re ere is a reasonable prospect ore year 20).	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 125 10		
Suitability	Is the site suitable	? No			
	SITE CHARACTERISTICS Road it has trees on ea contaminated sites req TRANSPORT - services a away.The development Los018 land would req would be expensive an these sites would incre fast & free-flowing at t ghost island right-turn (north-east) and Luttor bollards and the left-th one way would back up Authority is concerned increase the risk of veh	ch side.SHDC Environmer uiring further investigation are potentially accessible to f this site on its own or uire upgrading of Lutton of would significantly alternase turning movements a his point and provides a relanes on the A17 to proving Garnsgate (south-west), en-right configuration of pagainst vehicles waiting	nsgate which is narrow ital Health identify that in. on foot and by bicycle. in combination with Logarnsgate and footway, the character of the rot the Lutton Garnsgate elatively rare opportunide refuge for vehicles to but vehicles in these lathe two junctions mean to turn right the other was and the character of the right that the rig	and to the n as it joins Garn the site is on a list of potent Bus stops are under 400m s002, Los003, Los004, Los00 (drainage/lighting provision. ad. In addition, the develop junction with the A17. The Aty for drivers to overtake. The provision is that vehicles queuing to tway. Consequently, the High action would be likely to significant to the significant control of the	o7 and This ment of 17 is nere are sgate ands or urn right way
Classification	Unde	evelopable			
I lood 113K	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

	Lut004	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Silver	hill Caravan and Holio	lay Park, Lutton Gowts, L	utton
Site area (Hectares)	2.12 Site capacity at 30 dph:	64 Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	ning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		n costs are likely). If it	is allocated, there is a re	ture costs are likely to be low asonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 18	
Suitability	Is the site suitable?	No		
	as open space, green infractoCATION - It is accessible existing built-up area (def SITE CHARACTERISTICS - countryside and it is relat an unsatisfactory relation achieved but it appears to that the site is on a list of	not lead to the loss of astructure or communing to Long Sutton's exifined settlement limit. The site is to the rearrively isolated from the ship to the existing section or un alongside a drain potentially contamined facilities are potential.	of, nor place undue burde nity facilities sting services and facilities); of Silverhill Caravan Park e town. Its development ettlement. It is unclear ha in from Marriotts Gate. Shated sites requiring further ally accessible on a bicycle	es and is not located adjacent to the The character of the area is would be very prominent and form ow vehicular access would be the difference of the area is access would be the difference of the area is access would be the difference of the access would be the difference of the access would be the access which we access would be the access which we access which we access the access which was access to the access which we access the access which we acce
Classification	Undev	elopable		
I lood fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for Danger for a	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut005	3	ettlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Lut	ton Gowt	ts, Long Sutton		
Site area (Hectares)	2.4 Site capacity at 30 dph:	72	Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	anning pe	ermission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation	low (although flood mit	igation c	osts are likely).		ture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 24	
Suitability	Is the site suitable?		No		
	the setting of the histor mill's grounds. The site of Lutton Gowts. This may Mill, which appears to be the renovation of the moundary for Long Suttoneighbour. INFRASTRUCTURE - it was open space, green in LOCATION - It is accessive existing built-up area (d) SITE CHARACTERISTICS Environmental Health is investigation.	ric asset of would join to accept the accept the in sepan ill, other son. The solution in the interval in the	of Sneath's Mill in Long Sutton in Long Sutton in table. However the current ite also wraps and to the loss our or communing Sutton's exitent limit) and is grade 1 agant the site is our lies are potential.	which is Grade 1 listed, to an isolated ribbon of dir, the main issue is the imp. An appropriate developing gap is an appropriate paround a car body repair of, nor place undue burdenity facilities. Sting services and facilities; cricultural land with mosting a list of potentially contable ally accessible on a bicycles.	or built assets. It would impact on since the site wraps around the wellings to the north, closer to apact of development on the Listed pment maybe justified if it enables place to stop the development site, which could be a bad and and is located adjacent to the sand is located adjacent to the sand is located adjacent to the saminated sites requiring further e, but not on foot or by public
Classification	Unde	velopa	able		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Lut010	·	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Lutt	on Gowt	ts, Long Sutton		
Site area (Hectares)	0.83 Site capacity at 30 dph:	25	Site capacity at 25 dph:	21 Site capacity at 20 dph:	17 Site capacity from planning permissions:
Availability	Is the site available	?	Yes		permissions.
Explanation	Although there is no pla	nning p	ermission or all	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation	(although flood mitigat	on costs	are likely). If it		ecture costs are likely to be low easonable prospect that it would be 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12 5	
Suitability	Is the site suitable?		No		
Explanation	Sutton. ENVIRONMENTAL IMPA the setting of the histor to an isolated dwelling gap is an appropriate pl site should be as well, e with Lutton Gowt. INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS TRANSPORT - services a transport. Consequently, the site in	ACTS - it ic asset to the no ace to st lse the g ill not le frastruct ble to Lo efined s - the la and facili	will not have ac of Sneath's Mill orth, closer to L top the develop gaps are an app ead to the loss o ture or commur ong Sutton's exi ettlement limit; nd is grade 1 ag ties are potenti	dverse impacts on natur, which is Grade 1 listed utton Gowts. This maybe ment boundary for Long ropriate place to draw to f, nor place undue burd nity facilities. Sting services and facilities; pricultural land with hed ally accessible on a bicy	al or built assets. It might impact on The site would extend Long Sutton e acceptable. However, the current g Sutton. Lut005 is allocated this he boundary to prevent coalescence ens on, existing infrastructure, such ies and is located adjacent to the ged boundaries. cle, but not on foot or by public
Classification	Unde	velop	able		
Flood risk Zone 2 Zone 3	2 3a		No hazard Low hazard Danger for s Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut011	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the west of Lin	ne Walk, Long Sutton		
Site area (Hectares)	6.79 Site capacity at 30 dph:	204 Site capacity at 25 dph:	170 Site capacity at 20 dph:	136 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	low (although flood mi		If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 86	
Suitability	Is the site suitable	? Yes		
	no major archaeologica INFRASTRUCTURE - it v as open space, green ir LOCATION - It is access existing built-up area (constant) SITE CHARACTERISTICS of the west and built u identify that the site is Holt to the west side is piped and it would be a potentially accessible conto Lime Walk is direct preferable if access could	al issues, further informa- vill not lead to the loss of infrastructure or commun- ible to Long Sutton's exis- defined settlement limit); a the land is grade 1 agr p boundaries to the south on a list of potentially co- very narrow with a deep expensive and undermine on a bicycle, foot or publicatly opposite Anfield Road uld be formed to Gedney is considered suitable if i	tion may be required de to nor place undue burde ity facilities. ting services and facilities icultural land with open to east and some of west ntaminated sites requiring drain (Fleet River). SHID eviability. TRANSPORT - to transport. Vehicular act and would form a cross Road or from Ged001.	built or heritage assets. There are pendant on development. In son, existing infrastructure, such as and is located adjacent to the boundaries to the north and some and assets. SHDC Environmental Health ang further investigation. Dockings are unlikely to allow it to be services and facilities are cess could be difficult. The access sroads with it. It would be at the Ged001 and Ged014 and an are drain and highway into this site.
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for n Danger for a	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut017	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the north of Da	nniel's Gate, Long Sutto	n	
Site area (Hectares)	2.55 Site capacity at 30 dph:	76 Site capacity at 25 dph:	64 Site capacity at 20 dph:	51 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	anning permission or a	llocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low (although flood mit	tigation costs are likely		ure costs are likely to be relatively reasonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 1	
Suitability	Is the site suitable	? No		
Explanation	Sutton. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w as open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS equestrian activities. Th allocated would lead to identities of the two se	ACTS - it will not have a vill not lead to the loss of infrastructure or commible to Long Sutton's edefined settlement lime - the land is grade 1 and the coalescence of Lottlements and facilities are potential to the coalescence of Lottlements	adverse impacts on natural, of, nor place undue burden unity facilities. existing services and facilities it); agricultural land with open beinship to the town's existing Sutton with Lutton Gowitially accessible on a bicycle	s on, existing infrastructure, such
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazar Danger for Danger for Danger for	some	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut018	Settlement:	Long Sutton	Phase two SHLAA sites
Address	Land to the east of Lutt	ton Gowts, Long Suttor		
Site area (Hectares)	1.73 Site capacity at 30 dph:	52 Site capacity at 25 dph:	43 Site capacity at 20 dph:	35 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		,
Explanation	Although there is no pla Two owners, but they a		location, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigati	on costs are likely. If it		re costs are likely to be low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 11	
Suitability	Is the site suitable	? No		
Explanation	Sutton. ENVIRONMENTAL IMPA INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS character of the area is relatively isolated from the road and form an u prominent.	ACTS - it will not have a will not lead to the loss of infrastructure or commulate in the loss of the	dverse impacts on natural, k of, nor place undue burdens nity facilities. isting services and facilities (2); ings and Silverhill Caravan P le, rather than being built up lopment would intensify the nip to the existing settlemen ially accessible on a bicycle,	and is not located adjacent to the Park, which is well screened. The population of Monmouth Lane. It is a group of dwellings to the east of
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3	la	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Lut020		Settlement:	20116	Sutton	Phase two SHLAA si	
Address	Land to the west of Lut	ton Gow	ts, Long Sutton				
Site area (Hectares)	4.52 Site capacity at 30 dph:	136	Site capacity at 25 dph:		e capacity 20 dph:	90 Site capacity from planning permissions:	
Availability	Is the site available	?	Yes			permissions.	
Explanation	Although there is no pla	anning po	ermission or allo	ocation, ther	e are no knowr	legal or ownership proble	ems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	moderate (including flo	od mitig	ation and site c	learance cost	ts). Nonetheles	re costs are also likely to b s, if it is allocated, there is 9, and be completed befo	a
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 40			
Suitability	Is the site suitable	?	No				
Explanation	Sutton. ENVIRONMENTAL IMPASITE'S development would created to the INFRASTRUCTURE - it was LOCATION - although it within nor adjacent to SITE CHARACTERISTICS agricultural land, and the TRANSPORT - services a development would be Unsuitable, due to advert	ACTS - alt uld have eup area eate an in e existing vill not le is relativ any exist - the sit nere are and facili unlikely	though it will not adverse visual is of Long Sutton for Congruous and greatlement pate and to the loss of vely accessible the ing built-up are en has little intrinon nearby 'bad ties are potentito create or extronmental imparts.	ot have adver mpacts - dev to the south l isolated esta ctern. f, or place un o Long Sutto a (defined se nsic amenity neighbour' u ally accessibl acerbate traf	rse impacts on relopment in this and that of Lutrate of dwellings and burdens on the sexisting service titlement limit). value, is previouses. e by foot, bicycific problems.		the ed, s would
Classification	Unde	velop	able				
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for r	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	