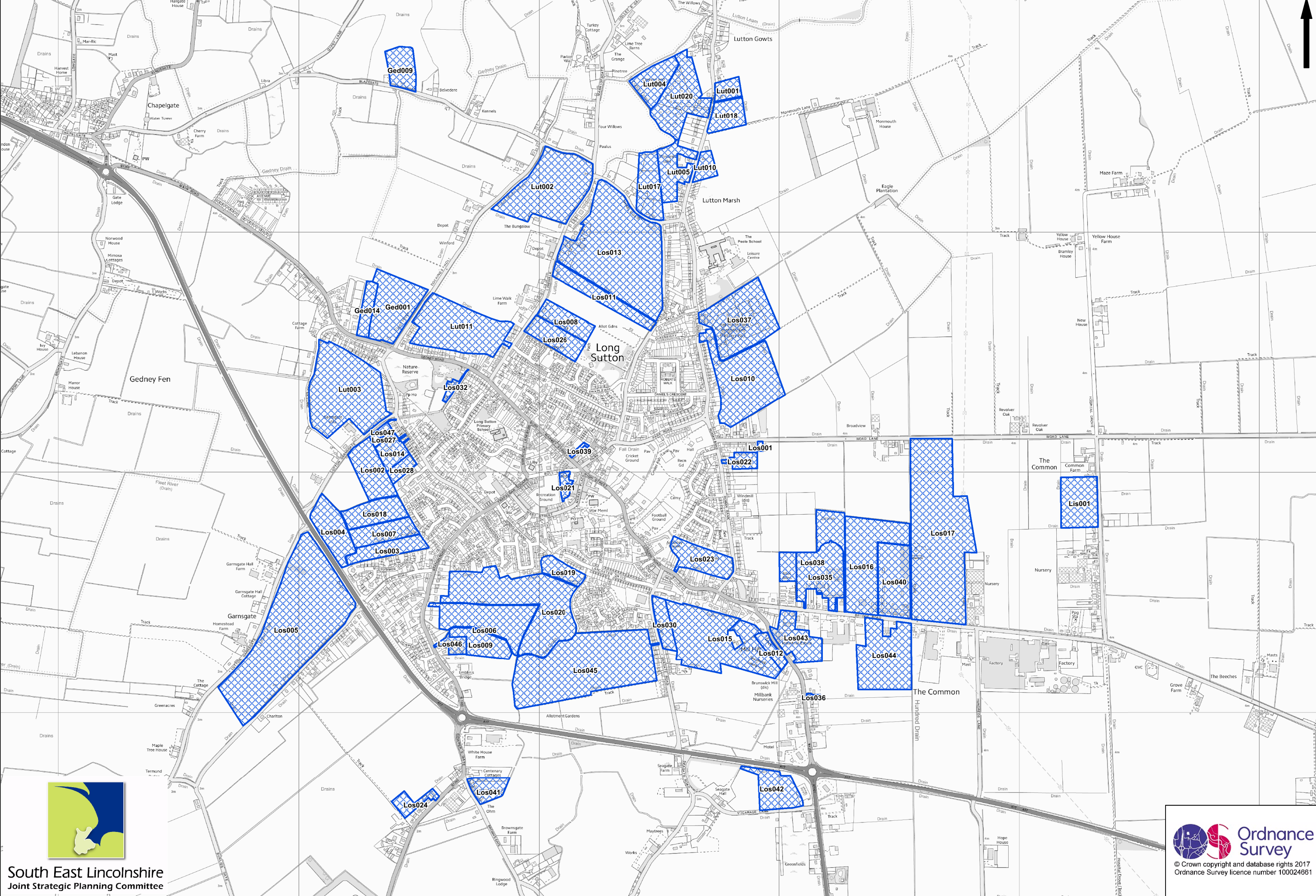


South East Lincolnshire Strategic Housing Land Availability Assessment - Long Sutton (January 2018)



Reference	Ged001	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Gedney Road, Long Sutton			
Site area (Hectares)	4.43	Site capacity at 30 dph:	133	Site capacity at 25 dph:
			111	Site capacity at 20 dph:
			89	Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 39 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a ditch on the road side. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site. Safe access with good visibility can be formed onto Gedney Road avoiding the Fleet River. Provision should be made into Ged014 and possibly over Docking's Holt into Lut011. Docking's Holt is not suitable to serve this site or Lut011.</p> <p>☐</p> <p>Consequently, the site is considered suitable in conjunction with Ged014 and an access is provided to Lut011.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No 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 <input type="checkbox"/>
Address	Land to the north of Blazegate, 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 13 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is less accessible to existing services and facilities than sites closer to Long Sutton and is not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is isolated from the built-up area of any existing settlement, and development in this location would create a new and incongruous group of dwellings in the open countryside.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Ged014	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Gedney 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		
Explanation	LOS 023 is owned by Allen's Charity and GED 14 is owned by Phillips Charity. The Trustees of both charities have instructed us to inform you that they wish both parcels of land to be withdrawn from the Assessment process as Allocations for Residential Development.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		22	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a ditch on the road side. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site. It maybe possible to provide a safe access onto Gedney Road but because it is close to a bend in visibility may be compromised. Therefore, it would be preferable if the site was accessed via Ged001.</p> <p>☐</p> <p>Consequently, the site is considered suitable in conjunction with Ged001.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los001	Settlement:	Long Sutton	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the south of Wood Lane, Long Sutton				
Site area (Hectares)	0.1	Site capacity at 30 dph:	3	Site capacity at 25 dph:	2
Availability	Is the site available?		Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable?		Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). There are no known issues of principle to prevent the site's immediate development, and there is a reasonable prospect that it will be developed (assumed to begin in year 6, and be completed before year 10).				
Assumed delivery rate	Delivered in yrs 1-5:				
	Delivered in yrs 6-10:		2		
	Delivered in yrs 11-15:				
	Delivered in yrs 16-20:				
	Delivered in yrs 21-25:				
Suitability	Is the site suitable?		Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is a small gap between a row of dwellings and a single dwelling. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Bridge Road. There are no highways problems as an extension to an existing frontage.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>				
Classification	Developable (06-10)				
Flood risk	Zone 1	No hazard	No Depth		
	Zone 2	Low hazard	0m to 0.25m		
	Zone 3a	Danger for some	0.25m to 0.50m		
	Zone 3b	Danger for most	0.50m to 1.0m		
		Danger for all	1.0m to 2.0m		
			>2.0m		

Reference	Los002	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	No		
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:		50	
	Delivered in yrs 11-15:		6	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>TRANSPORT - 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. Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los003	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Station Road, Long Sutton			
Site area (Hectares)	1.92 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	38 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
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 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 14 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - 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.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los004	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Lutton Garnsgate, Long Sutton			
Site area (Hectares)	2.77 Site capacity at 30 dph:	83 Site capacity at 25 dph:	69 Site capacity at 20 dph:	55 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively 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: 50 Delivered in yrs 11-15: 5 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>In scale with the 608 dwellings sought for Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - 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.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los005	Settlement:	Long Sutton	Phase two SHLAA sites	<input type="checkbox"/>				
Address	Land to the south-east of Lutton Garnsgate, Long 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:	<input type="checkbox"/>
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). 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 20).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		250						
	Delivered in yrs 16-20:		61						
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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;</p> <p>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, and consequently this land has a countryside character and its development would create an incongruous group of dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los006	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Station 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? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 44 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is one of four that provide a suitable combined site that has development on three sides. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. A wide access is available to Station Road / Cowpers Gate between two dwellings. Visibility on the traffic approach side is satisfactory. Visibility to the south is over the frontages of adjacent dwellings and could be compromised. Provision should be made to Los009 and Los020.</p> <p>☐</p> <p>Consequently the combined site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No 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 <input type="checkbox"/>
Address	Land to the west of Sleepers Close, Long Sutton			
Site 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively 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 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 18 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>In scale with the 608 dwellings sought for Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - 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. The A17 is fast and free-flowing at this point, which 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.</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los008	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Lime Walk, Long Sutton			
Site area (Hectares)	1.72 Site capacity at 30 dph:	52 Site capacity at 25 dph:	43 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. (Land owned by 3 sisters and a brother.)			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs likely to be low, including school improvement 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).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 16 Delivered in yrs 11-15: 18 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is adjacent Los026 and behind a dwelling that fronts Lime Walk.</p> <p>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.</p> <p>☐ Consequently in combination with Los026 and Anfield Road / Magpie Close the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los009	Settlement:	Long Sutton	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the east of Station 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:	<input type="checkbox"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 16 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is one of four that provide a suitable combined site that has development on three sides. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The site is accessible through Los006 where provision should be made to complete the road to the site boundary.</p> <p>☐ Consequently the combined site is considered suitable.</p>				
Classification	Developable (11-15)				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Los010	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Little London, Long Sutton			
Site area (Hectares)	7.16	Site capacity at 30 dph:	215	Site capacity at 25 dph:
			179	Site capacity at 20 dph:
				143 Site capacity from planning permissions:
Availability	Is the site available?			
	Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?			
	Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 93 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
	No			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is beside the former Butterfly Park, which has planning permission for 87 dwellings. It is also behind frontage development on Roman Bank. The place where the access would be formed on Roman Bank has a number of trees, which would have to be removed. To the north there is an old house, which is positioned close to the road and is being renovated. Beyond this is the access point to the 87 dwellings. To the south the road bends back on itself. It is considered that the access would be better through the adjoining site but its layout would not permit this. Lincolnshire County Highways do not support the access.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los011	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Daniels 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely, and the site's unusual proportions would be likely to increase development costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 25 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los012	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Wisbech 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?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 3 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located near to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site fronts onto Wisbech Road where the road rises over a bridge. There is a ribbon of development to the roundabout to the south. Views from some plots would be restricted by the embankment.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. The carriageway and footway on Wisbech Road are adequate to serve residential development on this site. The frontage appears wide enough to accommodate the required junction and has sufficient visibility. Provision should be made to Los015.</p> <p>☐</p> <p>Consequently the combined site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los013	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Lime Walk, Long Sutton								
Site area (Hectares)	14.43	Site capacity at 30 dph:	433	Site capacity at 25 dph:	361	Site capacity at 20 dph:	289	Site capacity from planning permissions:	<input type="text"/>
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). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		239						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los014	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Garnsgate Road, Long Sutton			
Site area (Hectares)	1.23 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 available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The site provides an access between existing dwellings which is unsuitable but could be made suitable if dwelling(s) were demolished. This is important because the site appears to provide access to Los027 and 028 and all three need to be developed as one.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los015	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Seagate 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 permissions:	<input type="text"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low, including school improvement 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 10, and be completed before year 20).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		25						
	Delivered in yrs 11-15:		125						
	Delivered in yrs 16-20:		65						
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is between Wisbech Road, where the road rises over a bridge and Seagate Road. There are ribbons of development to the south on each road as well as development to the north. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. The site is suitable if accessed through Los012 or Los030.</p> <p>☒</p> <p>Consequently the combined site is considered suitable.</p>								
Classification	Developable (16-20)								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Los016	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Bridge Road, Long Sutton								
Site area (Hectares)	6.52	Site capacity at 30 dph:	196	Site capacity at 25 dph:	163	Site capacity at 20 dph:	130	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		80						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site has glasshouses and a shed on the front and is within 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. There are also some employment uses on the southern side of Bridge Road opposite this or other sites.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☒</p> <p>Consequently the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Los017	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
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 permissions:	<input type="text"/>
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:		50						
	Delivered in yrs 11-15:		250						
	Delivered in yrs 16-20:		30						
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los018	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Platform Drive, Long Sutton			
Site area (Hectares)	2.28 Site capacity at 30 dph:	68 Site capacity at 25 dph:	57 Site capacity at 20 dph:	46 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	No		
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 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 22 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>In scale with the 608 dwellings sought for Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>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.</p> <p>TRANSPORT - 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. The A17 is fast and free-flowing at this point and 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.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los019	Settlement:	Long Sutton	Phase two SHLAA sites	<input type="checkbox"/>
Address	Land to the south of Lancaster Drive, Long Sutton				
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 available? <input checked="" type="checkbox"/> Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes				
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes				
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is one of four that provide a suitable combined site that has development on three sides. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The site appears to be accessible from the turning area at the end of Lancaster Drive although there may be a ransom strip. The site could be accessed through Los006 and Los020 where provision should be made to complete the road to the site boundary.</p> <p>☐</p> <p>Consequently the combined site is considered suitable.</p>				
Classification	Developable (11-15)				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Los020	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Spring Gardens, Long Sutton			
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?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is one of four that provide a suitable combined site that has development on three sides. TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The site may be accessible from Dunlin Drive, although not solely and there may be a ransom strip. The site could be accessed through Los006 and provision should be made to complete the road to the site boundary of Los019.</p> <p>☑</p> <p>Consequently the combined site is considered suitable.</p>			
Classification	Developable (16-20)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los021	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Bull Lane, Long Sutton			
Site 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 permissions:
				39
Availability	Is the site available?			
	Yes			
Explanation	There is planning permission (reference H11-0123-13) for the construction of 39 dwellings			
Achievability	Is the site achievable?			
	Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). 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).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 39 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
	Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>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.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is in the centre of Long Sutton, close to the shops and services and adjacent to the park</p> <p>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.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m 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 <input type="checkbox"/>
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 permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (though flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:		3	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is behind frontage development on Roman Bank and Woad Lane. Therefore public views into the site are very limited, and its development would have little impact upon the area's character</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. It is presumed that it is intended to demolish an existing property otherwise there is not a suitable access. The principle of development may be acceptable subject to the design of a suitable junction.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m 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 sites <input type="checkbox"/>
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 permissions:
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 charities have instructed us to inform you that they wish both parcels of land to be withdrawn from the Assessment process as Allocations for Residential Development.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		1	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. The Conservation Officer advises that the site has minor heritage significance given that 20th Century development already abuts the 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 Conservation Area or on the adjacent Alderley House (grade II). There are There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site has residential development on three sides. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are accessible on foot, bicycle, and public transport on London Road. Access onto London Road is restricted and compromised. A footway / cycleway would be beneficial. Access onto Roman Bank could be achieved but it is 2 or 3 metres higher than the site, on the inside of a bend and would require large visibility splays. It would be helpful if the existing narrow footway could be widened.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los024	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of St James Road, Long Sutton								
Site area (Hectares)	0.88	Site capacity at 30 dph:	26	Site capacity at 25 dph:	22	Site capacity at 20 dph:	18	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		12						
	Delivered in yrs 11-15:		6						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input type="checkbox"/> No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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</p> <p>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;</p> <p>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. Development would create an incongruous group of dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los026	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	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:	46 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, including school improvements. 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).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 16 Delivered in yrs 11-15: 30 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is adjacent Anfield Road, which is currently under construction. It has open space from Anfield Road and to the east on its boundaries.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. This site could be developed off Lime Walk provided the frontage footway, drainage and street lighting are extended. Secondary access off Magpie Close and connection to Los008 would be desirable.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No 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 <input type="checkbox"/>					
Address	Land to the west of Garnsgate Road, Long Sutton								
Site 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 permissions:	
Availability	Is the site available? <input checked="" type="checkbox"/> Yes								
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes								
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 4 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes								
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The access could be via Los014 and is likely to require a dwelling to be demolished.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No 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 <input type="checkbox"/>					
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:	<input type="text"/>
Availability	Is the site available?		<input type="text" value="No"/>						
Explanation	The owner of the site confirms that it is no longer available for development.								
Achievability	Is the site achievable?		<input type="text" value="Yes"/>						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		12						
	Delivered in yrs 11-15:		2						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input type="text" value="Yes"/>						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is behind frontage dwellings on Garnsgate Road.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, but not by public transport. The access could be via Los014 and is likely to require a dwelling to be demolished.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
Classification	<input type="text" value="Undevelopable"/>								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	<input type="text" value="Zone 3a"/>		<input type="text" value="Danger for some"/>			<input type="text" value="0.25m to 0.50m"/>			
	Zone3b		<input type="text" value="Danger for most"/>			<input type="text" value="0.50m to 1.0m"/>			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los030	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Seagate Road, Long Sutton			
Site area (Hectares)	1.27 Site capacity at 30 dph:	38 Site capacity at 25 dph:	32 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located near to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site fronts onto Seagate Road and there is a ribbon of development to the south and development opposite. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. Provision should be made to access Los015.</p> <p>☒</p> <p>Consequently the combined site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los032	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Cold store, Gedney Road, Long Sutton								
Site area (Hectares)	0.19	Site capacity at 30 dph:	6	Site capacity at 25 dph:	5	Site capacity at 20 dph:	4	Site capacity from planning permissions:	1
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Full planning permission (ref. H12-0585-10) appears to have lapsed. Two owners, but they are working together.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). Planning permission has lapsed, but there remains a reasonable prospect that it will be developed (assumed to begin in year 7, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:					Delivered in yrs 6-10:		4	
	Delivered in yrs 11-15:					Delivered in yrs 16-20:			
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is bounded by residential development and the Shrubberies LNR. It is in a backland position.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. The access has suitable visibility for a private drive to serve a modest development.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los035	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
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:	101	Site capacity at 20 dph:	81	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Full planning permission (ref. H11-1253-08) for the construction of 49 dwellings appears to have lapsed.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it will be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		31						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is a disused nursery and is also mostly behind frontage dwellings. 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. There are also some employment uses on the southern side of Bridge Road opposite the site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☒</p> <p>Consequently the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los036	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land at 26/28 Wisbech Road, Long Sutton			
Site area (Hectares)	0.11 Site capacity at 30 dph:	<input type="text" value="3"/> Site capacity at 25 dph:	<input type="text" value="3"/> Site capacity at 20 dph:	<input type="text" value="2"/> Site capacity from planning permissions:
Availability	Is the site available?	<input type="text" value="Yes"/>		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input type="text" value="Yes"/>		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		2	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input type="text" value="No"/>		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it may have adverse impacts on natural, built or heritage assets since the house is grade 2 listed and the trees are TPO'd.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is within a ribbon of development. It has Beech Trees to the west and a weeping Beech to the north boundaries and are TPO'd. There is a field access to the south.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los037	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Former Butterfly & Wildlife Park, Little London, Long Sutton								
Site area (Hectares)	6.23	Site capacity at 30 dph:	187	Site capacity at 25 dph:	156	Site capacity at 20 dph:	125	Site capacity from planning permissions:	87
Availability	Is the site available?		Yes						
Explanation	H11-0398-12 for 87 dwellings was granted planning permission on 27 January 2014.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). 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).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		87						
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is disused and has planning permission for 87 dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road. The site has planning consent for a private drive serving a very specific development.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Los038	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Bridge 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:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Full planning permission (ref. H11-1253-08) for the construction of 49 dwellings appears to have lapsed.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		85						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is a disused nursery and is also mostly behind frontage dwellings. 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. There are also some employment uses on the southern side of Bridge Road opposite the site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☒</p> <p>Consequently the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Los039	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>					
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 permissions:	2
Availability	Is the site available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	Full planning permission (ref. H11-0015-13) is outstanding for the construction of 2 dwellings on this site.								
Achievability	Is the site achievable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	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).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 2 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, and has an acceptable effect on built or heritage assets, owing to planning permission being granted for an extension and alterations to convert the rear part of the listed building into two units.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission to convert the rear part of the listed building into two units.</p> <p>TRANSPORT - services and facilities are accessible on foot, bicycle and public transport. A private drive is acceptable.</p> <p><input checked="" type="checkbox"/></p> <p>Consequently the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m						

Reference	Los040	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Bridge Road, Long Sutton			
Site area (Hectares)	3.99 Site capacity at 30 dph:	120 Site capacity at 25 dph:	100 Site capacity at 20 dph:	80 Site capacity from planning permissions:
Availability	Is the site available?	No		
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?	Yes		
Explanation	Low achievability. Values are moderate, and opening-up infrastructure costs are likely to be high owing to the need to purchase privately owned dwellings and flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 30 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is council owned and privately owned houses (sold under the right to buy) and their gardens. 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 almost opposite this site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport on London Road / Bridge Road.</p> <p>☒</p> <p>Consequently the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los041	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
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 permissions:
Availability	Is the site available?	No		
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?	Yes		
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:		24	
	Delivered in yrs 11-15:		2	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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;</p> <p>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;</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los042	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Vicarage Lane, Long Sutton			
Site area (Hectares)	2.58 Site capacity at 30 dph:	77 Site capacity at 25 dph:	64 Site capacity at 20 dph:	52 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		2	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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</p> <p>LOCATION - the site is not close to Long Sutton's centre, and 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;</p> <p>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 and consequently this land has a countryside character and its development would create an incongruous group of dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los043	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Bridge Road, Long Sutton			
Site area (Hectares)	2.63 Site capacity at 30 dph:	79 Site capacity at 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
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 rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 3 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings sought to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, nor upon the 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.</p> <p>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.</p> <p>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).²</p> <p>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.</p> <p>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.</p> <p>² Despite the issues with site characteristics, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los044	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Bridge Road, 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 permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). 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: 50 Delivered in yrs 11-15: 66 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input type="checkbox"/> No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse visual impacts - development in the area is scattered, with the cohesive built-up area of the town located to the west. The site's development would extend the town's built-up area eastwards along Bridge Road, whilst other options can consolidate the built-up area. Furthermore, the character of local development is predominantly commercial/industrial, and the introduction of a residential estate in this location would appear incongruous.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Long Sutton's existing services and facilities, it is neither within nor adjacent to Long Sutton's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is not previously developed land, it is grade 1 agricultural land, and there are existing industrial uses to the site's east and north-west - these uses may impact on the amenities enjoyed by any new dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, & development would be unlikely to create or exacerbate traffic problems.</p> <p>☐ Unsuitable, due to adverse environmental impacts and poor location.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los045	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the west of Seagate Road, 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:	<input type="text"/>
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 also likely to be moderate (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:		50						
	Delivered in yrs 11-15:		217						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse visual impacts - considered in isolation, the site's relationship to the town's existing built-up area would be unsatisfactory. If it was developed with or following sites Los006, Los009, Los019, Los020 and Los046, this issues would be overcome.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Long Sutton's existing services and facilities, and is located adjacent to Long Sutton's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is not previously developed land, it is grade 1 agricultural land, and the site approaches within 65m of the A17, which may impact on the amenities enjoyed by any new dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport. However, the Highway Authority comments that the existing field gate opening (between County Cottage (70) and Armacol (66)) is not wide enough to be able to accommodate the required carriageway and footway widths, the junction radii and the visibility splays of an adoptable estate road to serve the suggested 267 dwellings.</p> <p>☒ Unsuitable, due to adverse environmental impacts (in isolation) and transport issues.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Los046	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the east of Station 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? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, including site clearance and school improvements costs. Nonetheless, 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 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: 5 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and the site's redevelopment would not have adverse visual impacts on the area's character or appearance - the site already contains buildings, and is largely hidden from view behind existing frontage dwellings.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);²</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby potential 'bad neighbour uses'. However, it is not previously developed land, and is in agricultural use.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, and by public transport, and the Highway Authority comments that the width of this existing access into the glasshouse site appears to be wide enough to be able to accommodate the carriageway footways, junction radii and visibility splays required for an adoptable estate road to serve the suggested 14 dwellings. If some land were to be available from the adjacent 'Glendale' then this would allow the access point to be set to the south of the frontage, thereby improving the chances of the visibility splay to the right (northwards) not impacting upon the frontage of the adjacent 'Rotherwood'.</p> <p>² Despite the issues with site characteristics, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Los047	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Garnsgate 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? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 8 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and the site's development would not have adverse visual impacts on the area's character or appearance - few views of the site are available from Garnsgate Road and, whilst it is more visible from Lutton Garnsgate, its visual impacts remain acceptable.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby potential 'bad neighbour uses'. However, it is not previously developed land, and is best and most versatile agricultural land.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle, and by public transport. There is no obvious point for the provision of an access from Garnsgate Road and, whilst an access from Lutton Garnsgate might in theory be possible, it would be likely to require the removal of a tree or trees (and hence would not be desirable). In practice, the site is likely to be developed in conjunction with neighbouring sites (Los014, Los027 and Los028).</p> <p>☐ Despite the issues with site characteristics and transport matters, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut001	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Lutton Gowts, Long Sutton			
Site area (Hectares)	0.9 Site capacity at 30 dph:	27 Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 6 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is near dwellings and Silverhill Caravan Park, which is well screened. The character of the area is changing to countryside, rather than being built up, north of Monmouth Lane. It is relatively isolated from the town, and its development would intensify the group of dwellings to the east of the road and form an unsatisfactory relationship to the existing settlement.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut002	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
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 permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 103 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is near dwellings. The character of the area is countryside and it is relatively isolated from the town. Its development would be very prominent and form an unsatisfactory relationship to the existing settlement.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut003	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Garnsgate Road, Long Sutton			
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 permissions: <input type="checkbox"/>
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?	No		
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 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 10 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>In scale with the 608 dwellings sought for Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - accessible to local facilities, & located adjacent to the defined settlement limit;</p> <p>SITE CHARACTERISTICS - Access from Luton Garnsgate which is narrow and to the north as it joins Garnsgate Road it has trees on each side. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services are potentially accessible on foot and by bicycle. Bus stops are under 400m away. The development of this site on its own or in combination with Los002, Los003, Los004, Los007 and Los018 land would require upgrading of Luton Garnsgate and footway/drainage/lighting provision. This would be expensive and would significantly alter the character of the road. In addition, the development of these sites would increase turning movements at the Luton Garnsgate junction with the A17. The A17 is fast & free-flowing at this point and provides a relatively rare opportunity for drivers to overtake. There are ghost island right-turn lanes on the A17 to provide refuge for vehicles turning right into Luton Garnsgate (north-east) and Luton Garnsgate (south-west), but vehicles in these lanes are not protected by islands or bollards and the left-then-right configuration of the two junctions means that vehicles queuing to turn right one way would back up against vehicles waiting to turn right the other way. Consequently, the Highway Authority is concerned that any intensification of movements at this junction would be likely to significantly increase the risk of vehicle conflicts on the A17.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut004	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Silverhill Caravan and Holiday Park, Lutton Gowts, Lutton			
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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 18 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is to the rear of Silverhill Caravan Park. The character of the area is countryside and it is relatively isolated from the town. Its development would be very prominent and form an unsatisfactory relationship to the existing settlement. It is unclear how vehicular access would be achieved but it appears to run alongside a drain from Marriotts Gate. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒ Consequently, the site is considered unsuitable</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut005	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Lutton Gowts, 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 24 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or built assets. It would impact on the setting of the historic asset of Sneath's Mill, which is Grade 1 listed, since the site wraps around the mill's grounds. The site would join Long Sutton to an isolated ribbon of dwellings to the north, closer to Lutton Gowts. This maybe acceptable. However, the main issue is the impact of development on the Listed Mill, which appears to be in separate ownership. An appropriate development maybe justified if it enables the renovation of the mill, otherwise the current gap is an appropriate place to stop the development boundary for Long Sutton. The site also wraps around a car body repair site, which could be a bad neighbour.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land with mostly open boundaries. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut010	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Lutton Gowts, 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:		5	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or built assets. It might impact on the setting of the historic asset of Sneath's Mill, which is Grade 1 listed. The site would extend Long Sutton to an isolated dwelling to the north, closer to Lutton Gowts. This maybe acceptable. However, the current gap is an appropriate place to stop the development boundary for Long Sutton. Lut005 is allocated this site should be as well, else the gaps are an appropriate place to draw the boundary to prevent coalescence with Lutton Gowt.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land with hedged boundaries.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut011	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Lime 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 permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 86 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land with open boundaries to the north and some of the west and built up boundaries to the south, east and some of west. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation. Dockings Holt to the west side is very narrow with a deep drain (Fleet River). SHIDB are unlikely to allow it to be piped and it would be expensive and undermine viability. TRANSPORT - services and facilities are potentially accessible on a bicycle, foot or public transport. Vehicular access could be difficult. The access onto Lime Walk is directly opposite Anfield Road and would form a crossroads with it. It would be preferable if access could be formed to Gedney Road or from Ged001.</p> <p>☐</p> <p>Consequently, the site is considered suitable if it is allocated together with Ged001 and Ged014 and an access from Gedney Road serves Ged001 and Ged014 before crossing the drain and highway into this site.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

Reference	Lut017	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Daniel's Gate, Long Sutton			
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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		1	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>LOCATION - It is accessible to Long Sutton's existing services and facilities but is not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land with open boundaries and is used for equestrian activities. The site has a poor relationship to the town's existing built form; and if Lut005 is not allocated would lead to the coalescence of Long Sutton with Luton Gowts, undermining the separate identities of the two settlements</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut018	Settlement:	Long Sutton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Lutton Gowts, Long Sutton			
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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:		11	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>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.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site is near dwellings and Silverhill Caravan Park, which is well screened. The character of the area is changing to countryside, rather than being built up, north of Monmouth Lane. It is relatively isolated from the town, and its development would intensify the group of dwellings to the east of the road and form an unsatisfactory relationship to the existing settlement because it would be very prominent.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle, but not on foot or by public transport.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut020	Settlement:	Long Sutton	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the west of Lutton Gowts, Long Sutton								
Site area (Hectares)	4.52	Site capacity at 30 dph:	136	Site capacity at 25 dph:	113	Site capacity at 20 dph:	90	Site capacity from planning permissions:	<input type="text"/>
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 also likely to be moderate (including flood mitigation and site clearance 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 rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		40						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 608 dwellings which the emerging Local Plan seeks to be developed in Long Sutton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse visual impacts - development in this area is currently scattered, with the cohesive built-up area of Long Sutton to the south and that of Lutton to the north. The site's development would create an incongruous and isolated estate of dwellings in the countryside, which would appear unrelated to the existing settlement pattern.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is relatively accessible to Long Sutton's existing services and facilities, it is neither within nor adjacent to any existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, is previously developed, is not agricultural land, and there are no nearby 'bad neighbour' uses.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, & development would be unlikely to create or exacerbate traffic problems.</p> <p>☒</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			