

Reference	Lut006	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the west of De	ar Love Gate, Lutton		
Site area (Hectares)	4.2 Site capacity at 30 dph:	126 Site capacity at 25 dph:	Site capacity 8 at 20 dph:	4 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or allocat	ion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	yes Yes		
Explanation	moderate, including flo	ood mitigation costs. Noneth	opening-up infrastructure concless, if it is allocated, there ear 9, and be completed before	e is a reasonable prospect
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 34	
Suitability	Is the site suitable	? No		
Explanation	new allocations. ENVIRONMENTAL IMP. development would ha poorly related to and o dwellings with an unsa INFRASTRUCTURE - it v LOCATION - it is access SITE CHARACTERISTICS uses. However, it is gra Environmental Health i investigation. TRANSPORT - it will no accessible by bicycle, o	ACTS - although it will not have adverse impacts upon the put-of-scale with the existing tisfactory relationship to the vill not lead to the loss of, notible to existing services and is the site has little intrinsicated 1 agricultural land, & is identify that the site is on a little create or exacerbate trafficin foot or by public transport	ave adverse impacts on nature character and appearance village, and its development existing settlement. Or place undue burdens on, of facilities, and is located adjacementy value, & there are root previously developed larist of potentially contaminate problems, and services & fit.	existing infrastructure. In the area - the site is at would create a group of existing infrastructure. Incent to Lutton's built-up area. In the nearby 'bad neighbour' and. Furthermore, the SHDC ted sites requiring further
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	ia	No hazard Low hazard Danger for som Danger for mos Danger for all	e t	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Lut007	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the east of Low	gate, Lutton		
Site area (Hectares)	2.72 Site capacity at 30 dph:	82 Site capacity at 25 dph:	68 Site capacity 5 at 20 dph:	4 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low, although flood mit		is allocated, there is a reaso	osts are likely to be relatively nable prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 4	
Suitability	Is the site suitable	No		
	development would ha poorly related to the vi INFRASTRUCTURE - it w LOCATION - it is access SITE CHARACTERISTICS uses. However, it is gra TRANSPORT - although transport, the site's dev access appears to be in	ve adverse impacts upon th llage's existing built-up area vill not lead to the loss of, no ble to existing services and - the site has little intrinsic a de 1 agricultural land, & is a services & facilities are pote velopment would be likely to adequate to serve a site of the properties of the serve and serve to the description of the serve and serve a services where the serve and serve a services where serve a site of the description of the serve and serve a	or place undue burdens on, facilities, and is located adja amenity value, & there are root previously developed la entially accessible by bicycles ocreate traffic problems, sin	existing infrastructure. Incent to Lutton's built-up area. Inco nearby 'bad neighbour' Ind. Ind. Ind. Ind. Ind. Ind. Ind. Ind.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3h	a	No hazard Low hazard Danger for som Danger for mos Danger for all	e t	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Address Land to the east of Lowgate, Lutton 0.76 Site capacity 23 Site capacity 19 Site capacity at 30 dph: at 25 dph: from planning permissions: Availability Explanation Land to the east of Lowgate, Lutton 15 Site capacity at 20 dph: from planning permissions: Ves Although there is no planning permission or allocation, there are no known legal or ownership probability	ery low,
at 30 dph: at 25 dph: at 20 dph: from planning permissions: Availability Yes	ery low,
Availability Yes Yes	ery low,
Although there is no planning permission or allocation, there are no known legal or ownership prob	ery low,
	-
Achievability Is the site achievable? Yes	-
Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be we although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it work developed (assumed to begin in year 7, and be completed before year 15).	
Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
Suitability Is the site suitable?	
The site would create an extension to Lutton, where the emerging Local Plan seeks the identification new allocations. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage asset development would have adverse impacts upon the character and appearance of the area - the site poorly related to the village's existing built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructur LOCATION - it is accessible to existing services and facilities, and is located adjacent to Lutton's built SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neigh uses. However, it is grade 1 agricultural land, & is not previously developed land. TRANSPORT - although services & facilities are potentially accessible by bicycle, on foot or by public transport, the site's development would be likely to create traffic problems, since the identified ver access appears to be inadequate to serve a site of this scale. Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impand transport issues.	s, its e is e. t-up area. bour'
Classification Undevelopable	
Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Lut009	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the south of Gre	een Dyke, Lutton		
Site area (Hectares)	0.65 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allocati	on, there are no known le	gal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	although flood mitigation	Values are moderate, but o on costs are likely. If it is allo begin in year 7, and be com	cated, there is a reasonabl	osts are likely to be very low, e prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 1	
Suitability	Is the site suitable?	No		
Explanation	new allocations. ENVIRONMENTAL IMPA development would hav isolated from any existin visual impacts of an exis INFRASTRUCTURE - it w LOCATION - although it within or adjacent to Lu SITE CHARACTERISTICS uses. However, it is grad TRANSPORT - it will not accessible by bicycle, or	CTS - although it will not have adverse impacts upon the ng settlement, is visually expeting scattered group of dwe ill not lead to the loss of, no is relatively accessible to Lu	ve adverse impacts on nate character and appearance losed, and its development llings in the countryside. If place undue burdens on, tton's existing services and menity value, & there are ot previously developed laproblems, and services &	e of the area - the site is t would greatly intensify the existing infrastructure. I facilities, it is not located no nearby 'bad neighbour' nd. facilities are potentially
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut012	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the north of Co	lleysgate, Lutton		
Site area (Hectares)	0.39 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known leg	gal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	. Values are moderate, but on costs are likely. If it is alloo begin in year 7, and be com	ocated, there is a reasonabl	osts are likely to be very low, e prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	No		
Explanation	new allocations. ENVIRONMENTAL IMPA development would ha create ribbon developm significantly increase th INFRASTRUCTURE - it w LOCATION - it is accessi SITE CHARACTERISTICS uses. However, it is gra TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will not have adverse impacts upon the nent which would (in relation e visual impact of the built-rill not lead to the loss of, not ble to existing services and the site has little intrinsicated agricultural land, & is recreate or exacerbate trafficant foot or by public transport	ave adverse impacts on native character and appearance in to the number of dwelling up area. Or place undue burdens on, facilities, and is located adjumenity value, & there are not previously developed later problems, and services & face.	e of the area - the site would gs it would deliver) existing infrastructure. acent to Lutton's built-up area. no nearby 'bad neighbour' nd.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for some Danger for most Danger for all	e i	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Lut013	Settlement:	Lutton & Lutton Gov	vt Phase two SHLAA sites
Address	Land to the east of Lo	wgate, Lutton		
Site area (Hectares)	0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site availabl	Yes		permissions:
Explanation	Although there is no p	lanning permission or alloca	tion, there are no knowr	legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation	although flood mitigat	y. Values are moderate, but cion costs are likely. If it is all o begin in year 7, and be con	ocated, there is a reason	able prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	:)	6	
Suitability	Is the site suitable	No No		
Explanation	new allocations. ENVIRONMENTAL IMF development would n acceptably well to the INFRASTRUCTURE - it LOCATION - it is access to Lutton's existing bu SITE CHARACTERISTIC uses. However, it is gr. TRANSPORT - it will no accessible by bicycle, or	PACTS - it will not have adversed the property of have adverse impacts upon village's built-up area, and provided the loss of, not lead to the loss of not lead to the	rse impacts on natural or on the character and app public views into the site or place undue burdens facilities, and is located amenity value, & there a not previously developed to problems, and services	earance of the area - it relates are very limited. on, existing infrastructure. partly within and partly adjacent are no nearby 'bad neighbour' d land.
Classification	Und	evelopable		
		No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Address	Land to the wst of Mari	riots Cata Lutton		
		iots date, Lutton		
Site area (Hectares)	2.4 Site capacity at 30 dph:	72 Site capacity at 25 dph:	60 Site capacity at 20 dph:	from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	nning permission or allocat	ion, there are no known leg	al or ownership problems.
Achievability	Is the site achievab	Yes		
i	although flood mitigation		opening-up infrastructure co ocated, there is a reasonable opleted before year 15).	-
	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 24	
Suitability	Is the site suitable?	No		
	development would has significantly increase the INFRASTRUCTURE - it was LOCATION - it is accessing SITE CHARACTERISTICS uses. However, it is grant TRANSPORT - it will not accessible by bicycle, on	ve adverse impacts upon the e visual impact and perceive fill not lead to the loss of, not ble to existing services and the test of the site has little intrinsic and the site has little intrinsic and the site of the site has little intrinsic and the site of the site has little intrinsic and the site has little intrinsic and the site of the site has little intrinsical than the site of the site has little intrinsical than the site of th	ed extent of the village's bui or place undue burdens on, of facilities, and is located adja amenity value, & there are n not previously developed lar or problems, and services & fact.	of the area - the site would lt-up area. existing infrastructure. cent to Lutton's built-up area. no nearby 'bad neighbour' nd.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for some Danger for most Danger for all	e :	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Lut015	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the south of Co	olleysgate, Lutton		
Site area (Hectares)	1.39 Site capacity at 30 dph:	42 Site capacity at 25 dph:	35 Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pl Two owners, but they		tion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati		opening-up infrastructure co ocated, there is a reasonable npleted before year 15).	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 4	
Suitability	Is the site suitable	? No		
	development would hap poorly related to the eunsatisfactory relation INFRASTRUCTURE - it v LOCATION - although it Lutton's existing built-uSITE CHARACTERISTICS uses. However, the maTRANSPORT - it will no accessible by bicycle, or	eve adverse impacts upon the existing built-up area, and its ship to the existing settleme will not lead to the loss of, not it is accessible to existing serup area. If the site has little intrinsically of the site is grade 1 at the create or exacerbate traffing foot or by public transports.	or place undue burdens on, evices and facilities, it is not lo amenity value, & there are n agricultural land, & is not pre- c problems, and services & fa	of the area - the site is a group of dwellings with an existing infrastructure. ocated within or adjacent to o nearby 'bad neighbour' viously developed. acilities are potentially
Classification Zone Zone	1	No hazard Low hazard		lo Depth Im to 0.25m
Zone Zone3		Danger for som Danger for mos Danger for all	st 0	0.25m to 0.50m 0.50m to 1.0m 0.0m to 2.0m 0.2.0m

Reference	Lut016	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the east of Col	leys Gate, Lutton		
Site area (Hectares)	0.84 Site capacity at 30 dph:	25 Site capacity at 25 dph:	21 Site capacity 1 at 20 dph:	7 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or alloca	tion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	although flood mitigati		opening-up infrastructure co ocated, there is a reasonable npleted before year 15).	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 5	
Suitability	Is the site suitable	? No		
Explanation	new allocations. ENVIRONMENTAL IMP, development would ha poorly related to the exunsatisfactory relations INFRASTRUCTURE - it v LOCATION - although it Lutton's built-up area. SITE CHARACTERISTICS uses. However, it is graTRANSPORT - although transport, it is likely to accommodate develop	ACTS - although it will not have adverse impacts upon the xisting built-up area, and its ship to the existing settleme vill not lead to the loss of, not is accessible to existing serse to the site has little intrinsicated 1 agricultural land, & is a services & facilities are pot create traffic problems, as imment of this scale is availab flict with the emerging Plan	ave adverse impacts on nature character and appearance development would create ent. or place undue burdens on, vices and facilities, it is not lead to amenity value, & there are root previously developed larentially accessible by bicycle t does not appear that a vehicle	existing infrastructure. cocated within or adjacent to no nearby 'bad neighbour' nd. con foot or by public sicular access to safely
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for som Danger for mos Danger for all	e t	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Lut019	Settlement:	Lutton & Lutton Gowt	Phase two SHLAA sites
Address	Land to the south of Co	olleys Gate, Lutton		
Site area (Hectares)	0.97 Site capacity at 30 dph:	29 Site capacity at 25 dph:	24 Site capacity at 20 dph:	from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or allocat	ion, there are no known leg	al or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, although sit	e clearance and flood mitiga		osts are also likely to be neless, if it is allocated, there 7, and be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 7	
Suitability	Is the site suitable	? No		
Explanation	new allocations. ENVIRONMENTAL IMPA development would ha poorly related to the ex unsatisfactory relations INFRASTRUCTURE - it w LOCATION - although it development would ind existing built-up area. SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not accessible by bicycle, o	ACTS - although it will not have adverse impacts upon the xisting built-up area, and its ship to the existing settleme will not lead to the loss of, not is accessible to existing sericlude a small general grocer the site has little intrinsice is grade 1 agricultural land, t create or exacerbate traffin foot or by public transpor	ave adverse impacts on nature character and appearance development would create int. or place undue burdens on, or place undue burdens on, or place and facilities (and it is place), it is not located with amenity value, & there are rown is not previously develope problems, and services & formation in the same interest.	of the area - the site is a group of dwellings with an existing infrastructure. Proposed that any nin or adjacent to Lutton's no nearby 'bad neighbour' ed. acilities are potentially
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la Ba	No hazard Low hazard Danger for som Danger for mos Danger for all	e (No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m