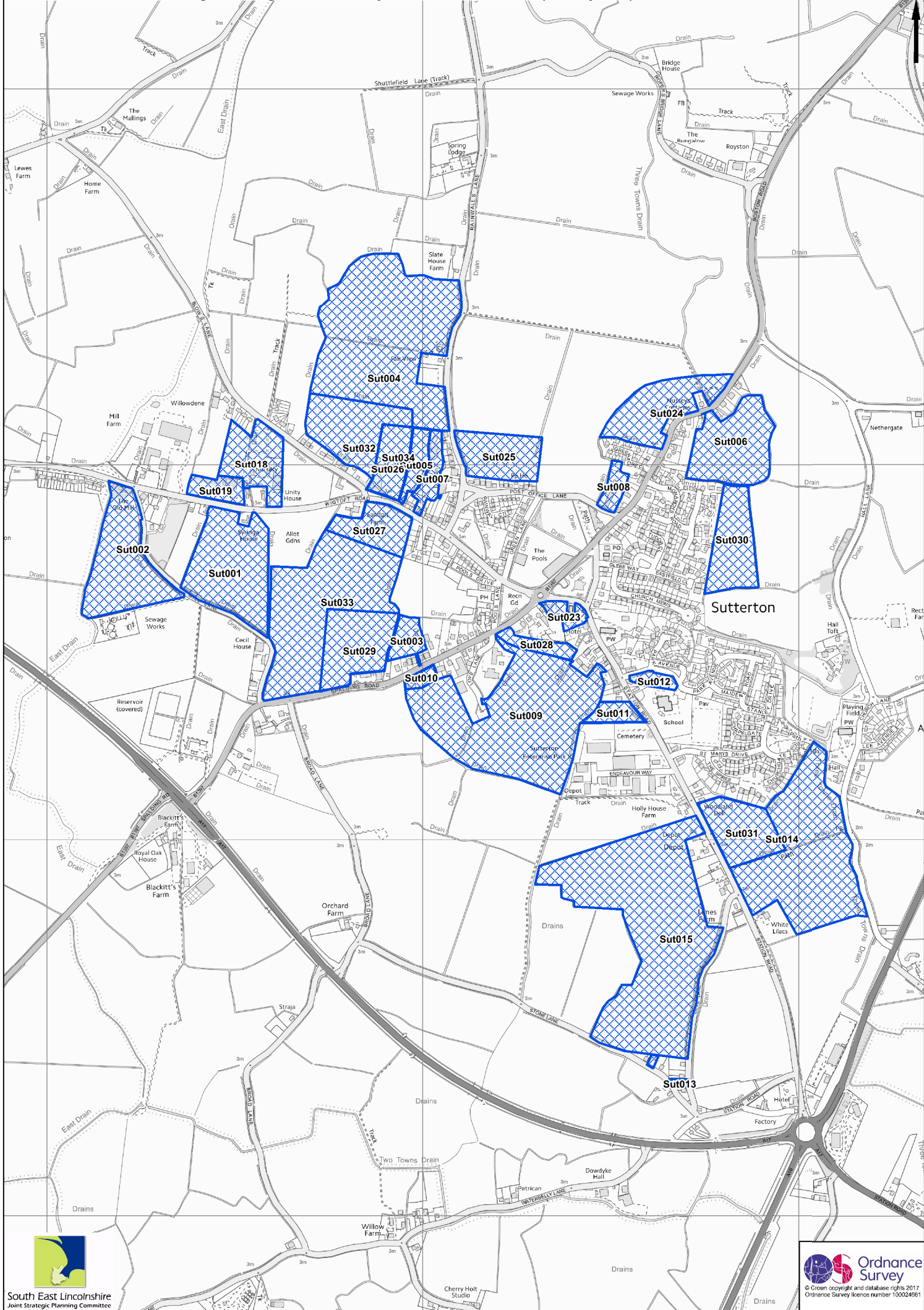


South East Lincolnshire Strategic Housing Land Availability Assessment - Sutterton (January 2018)



<b>Reference</b>	<b>Sut001</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of Wigtoft Road, Sutterton								
<b>Site area (Hectares)</b>	5.26	<b>Site capacity at 30 dph:</b>	158	<b>Site capacity at 25 dph:</b>	132	<b>Site capacity at 20 dph:</b>	105	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		55						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to any existing village, and would create an incongruous group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is less accessible to Sutterton's existing services &amp; facilities, &amp; is not located within or adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Sut002</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Mill Lane, Sutterton			
<b>Site area (Hectares)</b>	4.71 <b>Site capacity at 30 dph:</b>	141 <b>Site capacity at 25 dph:</b>	118 <b>Site capacity at 20 dph:</b>	94 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 44 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to any existing village, and would create an incongruous group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is less accessible to Sutterton's existing services &amp; facilities, &amp; is not located within or adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut003</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Spalding Road, Sutterton			
<b>Site area (Hectares)</b>	0.82 <b>Site capacity at 30 dph:</b>	25 <b>Site capacity at 25 dph:</b>	20 <b>Site capacity at 20 dph:</b>	16 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 4 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - its relationship to the existing village is satisfactory, and visual impacts would be limited (confined to impacts upon views from the west).</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. However, the Highway Authority has commented that the field opening onto Spalding Rd is not large enough to accommodate an adoptable estate road junction. This land could therefore be developed only via site Sut029.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut004</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton				
<b>Site area (Hectares)</b>	17.53	<b>Site capacity at 30 dph:</b>	526	<b>Site capacity at 25 dph:</b>	438
		<b>Site capacity at 20 dph:</b>	351	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes				
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes				
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high 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 10, and be completed before year 20).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 250 <b>Delivered in yrs 16-20:</b> 51 <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No				
<b>Explanation</b>	<p>The site is not in scale with the 308 dwellings which the emerging Local Plan seeks to be developed at Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site relates poorly to the existing village, and would create a major intrusion into the open countryside.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to scale and adverse environmental impacts.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	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		

<b>Reference</b>	<b>Sut005</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	0.85 <b>Site capacity at 30 dph:</b>	26 <b>Site capacity at 25 dph:</b>	21 <b>Site capacity at 20 dph:</b>	17 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are moderate, but opening-up infrastructure costs are likely to be moderate/high (including the demolition of Northorpe House). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		12	
	<b>Delivered in yrs 11-15:</b>		5	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, &amp; these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane).</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. However, the Highway Authority has commented that the extent of the frontage onto Wigtoft Road does not appear large enough to be able to form an adoptable estate road junction, but the site would be suitable for development if accessed from either Sut007 or Sut026.</p> <p>Despite the issues with site characteristics and transport, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut006</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south-east of Boston Road, Sutterton			
<b>Site area (Hectares)</b>	3.98 <b>Site capacity at 30 dph:</b>	119 <b>Site capacity at 25 dph:</b>	100 <b>Site capacity at 20 dph:</b>	80 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 30 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="checkbox"/> No		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area would be acceptable - it abuts the existing village to the west and south, and views from the north are limited. Unrestricted views are available from the the east (from Hall Lane), but these views are distant and impacts will be acceptable.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - Services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. However, the Highway Authority has commented that, whilst junction visibility splays may be achievable where the site abuts Boston Rd, the bend to the north would prevent a driver turning right into the site from having sufficient visibility of on-coming vehicles. Turning at this point would therefore be unsafe &amp; the Highway Authority would not be agreeable to the fomration of a new junction here.</p> <p>Unsuitable, due to transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut007</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	0.85 <b>Site capacity at 30 dph:</b>	26 <b>Site capacity at 25 dph:</b>	21 <b>Site capacity at 20 dph:</b>	17 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be moderate/high (including the demolition of outbuildings or Yew Lodge, & flood mitigation). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		12	
	<b>Delivered in yrs 11-15:</b>		5	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, &amp; these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane).</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land &amp; there are no nearby 'bad neighbour' uses. However, it is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority has commented that the site was the subject of a recent planning application for residential development, &amp; the site was considered suitable for such use in highway terms.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	



<b>Reference</b>	<b>Sut008</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Post Office Lane, Sutterton			
<b>Site area (Hectares)</b>	0.6 <b>Site capacity at 30 dph:</b>	18 <b>Site capacity at 25 dph:</b>	15 <b>Site capacity at 20 dph:</b>	12 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Planning permission (ref. B/15/0498) is outstanding for the residential development of part of the site. Although there is no planning permission or allocation for the majority of the site, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be moderate, including flood mitigation and site clearance costs. If the part of the site without p.p. is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>		<b>Delivered in yrs 6-10:</b>	8
	<b>Delivered in yrs 11-15:</b>		<b>Delivered in yrs 16-20:</b>	
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - the site is currently developed &amp; is well related to the existing village, and its redevelopment would have no harmful effects upon the character of the area.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land, there are no nearby 'bad neighbour' uses, &amp; it is previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority has commented that this former caravan sale site has recently been the subject of a planning application (B/15/0498) for 3 dwellings, and may be suitable for a few more dwellings.</p> <p>The site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut009</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Spalding Road and west of Station Road, Sutterton			
<b>Site area (Hectares)</b>	12.44 <b>Site capacity at 30 dph:</b>	373 <b>Site capacity at 25 dph:</b>	311 <b>Site capacity at 20 dph:</b>	249 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. 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 foul sewerage network. Development is assumed to begin in year 10, and be completed before year 20).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 125 <b>Delivered in yrs 16-20:</b> 99 <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings sought in Sutterton, but would potentially deliver more than 80% of requirements. Any problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - will not have adverse impacts on natural assets, and impacts on the area's character would be acceptable - it consolidates the built-up area, &amp; relatively few public views are available. Views from the w. Would be subject to the greatest change, but even these are already dominated by the employment buildings off Endeavour Way &amp; Love Lane. Though the site does not abut heritage assets, the setting of the listed church includes the environs of Station Road &amp; a large road junction here should be avoided. In order to preserve views of the church spire, any scheme would need to be well landscaped, low density and no higher than two storey with attics. As well as the listed church there are two listed houses on Station Road which would also be affected by a large new development here.</p> <p>INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, &amp; development on this scale is likely to be capable of mitigating any infrastructure issues it creates or exacerbates.</p> <p>LOCATION - it is accessible to existing services, &amp; is located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - no intrinsic amenity value, but grade 1 agric land, &amp; greenfield. Abuts a number of employment uses which may impact upon amenities.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that there are 3 potential access points: from Station Rd; from Spalding Rd towards the site's western end (if the footway is extended to the new junction); and from Spalding Rd towards the site's eastern end (if Sut028 is also included). Pedestrian and cycle access onto Love Lane would be desirable &amp; the internal road layout should be designed to discourage 'rat-running'.</p> <p>Despite issues with env. Impacts &amp; site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (16-20)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone 3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m <input checked="" type="checkbox"/> 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Sut009&amp;028</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Spalding Road and west of Station Road, Sutterton			
<b>Site area (Hectares)</b>	13.14 <b>Site capacity at 30 dph:</b>	394 <b>Site capacity at 25 dph:</b>	328 <b>Site capacity at 20 dph:</b>	263 <b>Site capacity from planning permissions:</b> <input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	The owner of a small part of the site (Sut028) is unknown but, even if this land is not brought forward for development, it would not prevent the development of the majority.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (though flood mitigation & education contribution costs are likely). 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 foul sewerage network. Development is assumed to begin in year 11, and be completed before year 25).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> <b>Delivered in yrs 11-15:</b> 125 <b>Delivered in yrs 16-20:</b> 125 <b>Delivered in yrs 21-25:</b> 13			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings sought in Sutterton, but would potentially deliver more than 85% of requirements. Any problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - will not have adverse impacts on natural assets, and impacts on the area's character would be acceptable - it consolidates the built-up area, &amp; relatively few public views are available. Views from the w. Would be subject to the greatest change, but even these are already dominated by the employment buildings off Endeavour Way &amp; Love Lane. Though the site does not abut heritage assets, the setting of the listed church includes the environs of Station Road &amp; a large road junction here should be avoided. In order to preserve views of the church spire, any scheme would need to be well landscaped, low density and no higher than two storey with attics. As well as the listed church there are two listed houses on Station Road which would also be affected by a large new development here.</p> <p>INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, &amp; development on this scale is likely to be capable of mitigating any infrastructure issues it creates or exacerbates.</p> <p>LOCATION - it is accessible to existing services, &amp; is located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - no intrinsic amenity value, but grade 1 agric land, &amp; greenfield. Abuts a number of employment uses which may impact upon amenities.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that there are 3 potential access points: from Station Rd; from Spalding Rd towards the site's western end (if the footway is extended to the new junction); and from Spalding Rd towards the site's eastern end (if Sut028 is also included). Pedestrian and cycle access onto Love Lane would be desirable &amp; the internal road layout should be designed to discourage 'rat-running'.</p> <p>Despite issues with env. Impacts &amp; site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (21-25)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m <input checked="" type="checkbox"/> 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Sut010</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Spalding Road, Sutterton			
<b>Site area (Hectares)</b>	0.31 <b>Site capacity at 30 dph:</b>	9 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	6 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, given that an existing dwellings would need to be demolished. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 6 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship to the village's existing built-up area (although ribbon development is a form of development that is normally resisted);</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, most of the site is not previously developed, and approximately half of the site is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut011</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Sutterton			
<b>Site area (Hectares)</b>	0.65 <b>Site capacity at 30 dph:</b>	20 <b>Site capacity at 25 dph:</b>	16 <b>Site capacity at 20 dph:</b>	13 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 1 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - it is a relatively narrow gap in an otherwise built-up frontage.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value. However, the site is not previously developed, and is grade 1 agricultural land. Furthermore, the site is adjacent to South Lincs Foodservice which may impact upon the amenities that would be enjoyed by any new dwellings.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that Station Rd is suitable to serve residential development on this land &amp; the frontage is large enough to accommodate the required junction &amp; visibility splays. The existing footway would need to be extended.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut012</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Park Avenue, Sutterton			
<b>Site area (Hectares)</b>	0.41 <b>Site capacity at 30 dph:</b>	12 <b>Site capacity at 25 dph:</b>	10 <b>Site capacity at 20 dph:</b>	8 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		8	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is one of a series of parcels of open space locally, which are crucially important to the area's character. The site's development would greatly harm the area's character.</p> <p><b>INFRASTRUCTURE</b> - although it it will not place undue burdens on infrastructure, the site's development would lead to the loss of existing green infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located within Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, it is not agricultural land. However, it is not previously developed land, and the site has considerable intrinsic amenity value.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; public transport.</p> <p>Unsuitable, due to adverse environmental impacts, &amp; loss of green infrastructure.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	<b>No hazard</b> Low hazard Danger for some Danger for most Danger for all	<b>No Depth</b> 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Sut013</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Stone Lane, Sutterton			
<b>Site area (Hectares)</b>	0.16 <b>Site capacity at 30 dph:</b>	5 <b>Site capacity at 25 dph:</b>	4 <b>Site capacity at 20 dph:</b>	3 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		3	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to the existing village, and would intensify an existing scattered group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is less accessible to Sutterton's existing services &amp; facilities, &amp; is not located within or adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, &amp; it is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut014</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east Station Road, Sutterton								
<b>Site area (Hectares)</b>	11.87	<b>Site capacity at 30 dph:</b>	356	<b>Site capacity at 25 dph:</b>	297	<b>Site capacity at 20 dph:</b>	237	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		125						
	<b>Delivered in yrs 16-20:</b>		62						
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton, but would potentially deliver almost 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on built and heritage assets (listed buildings in Algarkirk), any such impacts could be prevented by careful layout and design. However, its development would have adverse impacts upon the character and appearance of the area - it would increase the visual impact &amp; perceived extent of the built-up area, undermine the village's open setting, &amp; coalesce Sutterton's built-up area with that of Algarkirk.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	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			



<b>Reference</b>	<b>Sut015</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Sutterton			
<b>Site area (Hectares)</b>	15.46 <b>Site capacity at 30 dph:</b>	464 <b>Site capacity at 25 dph:</b>	386 <b>Site capacity at 20 dph:</b>	309 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate 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 10, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		259	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is broadly in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton, but would potentially deliver all of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - the site relates poorly to the existing village, and would greatly increase the impact of the village's built-up area on its surroundings.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut018</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Fishes Galore, Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	2.55 <b>Site capacity at 30 dph:</b>	76 <b>Site capacity at 25 dph:</b>	64 <b>Site capacity at 20 dph:</b>	51 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be moderate, including site clearance and flood mitigation costs. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		1	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to the existing village, and would intensify an existing scattered group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is less accessible to Sutterton's existing services &amp; facilities, &amp; is not located within or adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the majority of the site is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut019</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Barrington House Yard, Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	0.87 <b>Site capacity at 30 dph:</b>	26 <b>Site capacity at 25 dph:</b>	22 <b>Site capacity at 20 dph:</b>	17 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to the existing village, and would intensify an existing scattered group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is less accessible to Sutterton's existing services &amp; facilities, &amp; is not located within or adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, approximately half of the site is grade 1 agricultural land &amp; is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts, poor location and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut023</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Station Road, Sutterton			
<b>Site area (Hectares)</b>	0.51 <b>Site capacity at 30 dph:</b>	15 <b>Site capacity at 25 dph:</b>	13 <b>Site capacity at 20 dph:</b>	10 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Outline planning permission (ref. B/11/0456) is outstanding for residential development			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 10 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although there are a listed building and a Local Wildlife Site nearby, the site's development will not have adverse impacts on natural or heritage assets. Furthermore, its development would not have adverse impacts upon the character and appearance of the area.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, part of the site is identified in the Local Plan as an existing industrial/commercial area. However, this land is not of a strategic scale, &amp; the loss of approximately 0.21 hectares of employment land would be unlikely to have adverse impacts.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located within Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, is previously developed, is not agricultural land, &amp; there are no nearby 'bad neighbour' uses.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with infrastructure, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut024</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Boston Road, Sutterton			
<b>Site area (Hectares)</b>	3.24 <b>Site capacity at 30 dph:</b>	97 <b>Site capacity at 25 dph:</b>	81 <b>Site capacity at 20 dph:</b>	65 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The site is in two separate ownerships. Although one of the owners has indicated that their land is available for development, the other has indicated that their land will not be made available for development. The participation of both owners is essential.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 15 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural assets, and its development would not have adverse impacts upon the character and appearance of the area - it would extend development northwards to the same extent as on the eastern side of Boston Road, and would have limited visual impacts when viewed from the south. From the north it is more prominent but, even from this direction, views of the site have the existing built-up area as a backdrop and visual impacts would be acceptable. Although the site's development could have adverse impacts on a historical asset (adjacent listed building), any such impacts could be prevented by careful layout and design.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses. However, the site contains a number of trees and consequently has some amenity value, it is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts &amp; site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut025</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Rainwall's Lane and north of Post Office Lane, Sutterton			
<b>Site area (Hectares)</b>	2.53 <b>Site capacity at 30 dph:</b>	76 <b>Site capacity at 25 dph:</b>	63 <b>Site capacity at 20 dph:</b>	51 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The site is in two separate ownerships. Although one of the owners has indicated that their land is available for development, the other has indicated that their land will not be made available for development. The participation of both owners is essential.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		1	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area. It has existing development on two sides, &amp; would extend development to the same extent as on the western side of Rainwall's Lane. Its development would not be visually unacceptable, with impacts largely confined to views from the west (views from the north are already dominated by the dwellings to the south of the site).</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut026</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	1.6 <b>Site capacity at 30 dph:</b>	48 <b>Site capacity at 25 dph:</b>	40 <b>Site capacity at 20 dph:</b>	32 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 8 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - visual impacts confined to impacts upon views from the immediate south (as views from the west would be screened by the existing dwellings off Blows Lane).</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority has commented that Wigtoft Rd is suitable to serve residential development on this site, the frontage is large enough to accommodate the required junction &amp; visibility splays, &amp; there is an existing frontage footway &amp; the road has street lighting. The junction should be located towards the eastern end of the frontage.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut027</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	1.88 <b>Site capacity at 30 dph:</b>	56 <b>Site capacity at 25 dph:</b>	47 <b>Site capacity at 20 dph:</b>	38 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is owned by 4 people, but they are working together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 14 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area would be acceptable - although it extends the built-up area significantly, visual impacts are not long-distance from any direction. Although its southern boundary does not follow any existing feature, it matches that of the housing estate to its east.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that the site's frontage is large enough to accommodate the required junction &amp; visibility splays, &amp; that Wigtoft Rd is suitable to serve the site (including footway &amp; street lighting). A substantial drain will need to be crossed and the location of the access will need to take account of any access to serve Sut005/007/026 opposite.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone 3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most 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	



<b>Reference</b>	<b>Sut028</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Spalding Road, Sutterton			
<b>Site area (Hectares)</b>	0.7 <b>Site capacity at 30 dph:</b>	21 <b>Site capacity at 25 dph:</b>	18 <b>Site capacity at 20 dph:</b>	14 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	The owner has not been identified, and their intentions for their land are unknown.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 14 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and and its development would not have adverse impacts upon the character and appearance of the area - there are few public views into the site, except from the public footpath which crosses it.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and is not agricultural land. However, it is not previously developed, &amp; is close to employment uses (Ark Fabricators, &amp; Dragon Biomass) which may impact upon the amenities that would be enjoyed by any new dwellings.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that the site's frontage can accommodate the required junction &amp; visibility splays &amp; that Spalding Rd can serve the site. There is an existing frontage footway &amp; the road has street lighting.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut029</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Spalding Road, Sutterton			
<b>Site area (Hectares)</b>	3.23 <b>Site capacity at 30 dph:</b>	97 <b>Site capacity at 25 dph:</b>	81 <b>Site capacity at 20 dph:</b>	65 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is owned by 4 people, but they are working together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 15 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings sought to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or heritage assets and, although it is peripheral and would extend the built-up area rather than consolidate it, its impacts upon the character and appearance of the area would be broadly acceptable.</p> <p><b>INFRASTRUCTURE</b> - it will not place undue burdens on existing infrastructure, but is allocated as proposed employment land - and its development would therefore potentially lead to the loss of employment land. However, the Employment Land Technical Paper (Aug 2015) considers that the site has little attractiveness to the market as employment land, that more attractive sites are available in Sutterton, and that there would be minimal adverse economic impacts if the site were no longer allocated.</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located within Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, and is not agricultural land. However, it is not previously developed, &amp; is adjacent to the Spalding Road Industrial Estate which may impact upon the amenities that would be enjoyed by any new dwellings.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that the frontage is large enough to accommodate the required junction &amp; visibility splays, &amp; that Spalding Rd can serve the site (including an existing frontage footway) although the street lighting system would need to be extended. The access to the industrial units is not an adopted highway.</p> <p>Despite the issues with environmental impacts, infrastructure issues and site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut030</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Monarchs Road, Sutterton			
<b>Site area (Hectares)</b>	2.81 <b>Site capacity at 30 dph:</b>	84 <b>Site capacity at 25 dph:</b>	70 <b>Site capacity at 20 dph:</b>	56 <b>Site capacity from planning permissions:</b> 60
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	The site is not allocated, but has been the subject of a residential planning application (reference B/14/0176) which was refused. There are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 10 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would significantly encroach into the open countryside which separates Algarkirk from Sutterton.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on infrastructure, the provision of a vehicular access from Monarch's Road is likely to lead to the loss of green infrastructure (an existing area of public open space).</p> <p><b>LOCATION</b> - it is accessible to Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is best and most versatile agricultural land.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport, and it is unlikely that the site's development would create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts, and infrastructure impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut031</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Station Road, Sutterton			
<b>Site area (Hectares)</b>	2.63 <b>Site capacity at 30 dph:</b>	79 <b>Site capacity at 25 dph:</b>	66 <b>Site capacity at 20 dph:</b>	53 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		3	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - the site's southern and eastern boundaries are not defined by 'strong' physical features, &amp; its development would increase the visual impact &amp; perceived extent of the built-up area.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut032</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	5.08 <b>Site capacity at 30 dph:</b>	152 <b>Site capacity at 25 dph:</b>	127 <b>Site capacity at 20 dph:</b>	102 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 52 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area will be acceptable - visual impacts confined to impacts upon views from the immediate south (as views from the west would be screened by the existing dwellings off Blows Lane).</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is best and most versatile agricultural land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Sut033</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b>	<input checked="" type="checkbox"/>
<b>Address</b>	Land between Wigtoft Road and Spalding Road, Sutterton				
<b>Site area (Hectares)</b>	13.73	<b>Site capacity at 30 dph:</b>	412	<b>Site capacity at 25 dph:</b>	343
		<b>Site capacity at 20 dph:</b>	275	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b> <input type="text" value="Yes"/>				
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="text" value="Yes"/>				
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate 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 10, and be completed before year 15).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 225 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="text" value="No"/>				
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton, although it would deliver more than 90% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its impacts upon the character and appearance of the area would not be acceptable - it is a visually exposed site and whilst its impacts from the north would be acceptable, from the south its impacts would be considerable, extending the village's built-up area more than 200m westwards into the countryside.</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is best and most versatile agricultural land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	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		

<b>Reference</b>	<b>Sut034</b>	<b>Settlement:</b>	Sutterton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Wigtoft Road, Sutterton			
<b>Site area (Hectares)</b>	2.47 <b>Site capacity at 30 dph:</b>	74 <b>Site capacity at 25 dph:</b>	62 <b>Site capacity at 20 dph:</b>	49 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low/moderate, 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 10, and be completed before year 20).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 8 <b>Delivered in yrs 11-15:</b> 40 <b>Delivered in yrs 16-20:</b> 1 <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutterton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development would not have adverse impacts upon the character and appearance of the area - visual impacts confined to impacts upon views from the immediate south (as views from the west would be screened by the existing dwellings off Blows Lane).</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 Sutterton's existing services &amp; facilities, &amp; is located adjacent to Sutterton's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority has commented that Wigtoft Rd is suitable to serve residential development on this site, the frontage is large enough to accommodate the required junction &amp; visibility splays, &amp; there is an existing frontage footway &amp; the road has street lighting. The junction should be located towards the eastern end of the frontage.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (16-20)</b>			
<b>Flood risk</b>	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	