

Reference	Sut001	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the south of Wigt	oft Road, Sutterton		
Site area (Hectares)	5.26 Site capacity at 30 dph:	158 Site capacity at 25 dph:	132 Site capacity at 20 dph:	105 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann	ning permission or alloo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation	Moderate achievability. V moderate, although flood would be developed (assu	mitigation costs are lik	ely. If it is allocated, the	ere is a reasonable prospect that it
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 55	
Suitability	Is the site suitable?	No		
	LOCATION - it is less access adjacent to Sutterton's but	not lead to the loss of, sible to Sutterton's exicilt-up area. he site has no intrinsic 1 agricultural land, and will not create or exace toot & by bicycle, the si	nor place undue burde sting services & facilitie amenity value, & there I is not previously devel rbate traffic problems, te is unlikely to be acce	ns on, existing infrastructure. s, & is not located within or are no nearby 'bad neighbour' oped. & services & facilities are ssible by public transport.
Classification	Undev	elopable		
Flood risk Zone Zone Zone	2	No hazard Low hazard Danger for so Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m

eference	Sut002 Settlement: Sutterton Phase two SHLAA sites
ddress	Land to the west of Mill Lane, Sutterton
te area (Hectares)	4.71 Site capacity at 30 dph: 141 Site capacity at 25 dph: 118 Site capacity at 20 dph: 94 Site capacity from planning
vailability	Is the site available? Yes
planation	Although there is no planning permission or allocation, there are no known legal or ownership problems
chievability	Is the site achievable?
cplanation	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 would be developed (assumed to begin in year 9, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20
uitability	Delivered in yrs 21-25: Is the site suitable?
xplanation	The site is in scale with the 308 dwellings which the emerging Local Plan seeks to be developed in Sutter
	INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is less accessible to Sutterton's existing services & facilities, & is not located within or adjacent to Sutterton's built-up area. SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed. TRANSPORT - although it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, the site is unlikely to be accessible by public transport. Unsuitable, due to adverse environmental impacts, poor location and transport issues.

Reference	Sut003	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the north of Sp	alding Road, Sutterton		
Site area (Hectares)	0.82 Site capacity at 30 dph:	25 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati	on costs are likely. If it is		cure costs are likely to be low, onable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 4	
Suitability	Is the site suitable	? No		
	relationship to the exisupon views from the wINFRASTRUCTURE - it wLOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS uses. However, it is graTRANSPORT - services & However, the Highway	ting village is satisfactory est). vill not lead to the loss of ible to Sutterton's existir the site has no intrinsion de 1 agricultural land, ar & facilities are potentially Authority has commented an adoptable estate reference.	r, and visual impacts wou f, nor place undue burder ig services & facilities, & i c amenity value, & there a id is not previously develor of accessible on foot & by ed that the field opening	ppearance of the area - its Id be limited (confined to impacts as on, existing infrastructure. Is located adjacent to Sutterton's are no nearby 'bad neighbour' oped. bicycle, & by public transport. onto Spalding Rd is not large ould therefore be developed only
Classification	Unde	evelopable		
Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut004	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the north of W	igtoft Road, Sutterton		
Site area (Hectares)	Site capacity at 30 dph:	526 Site capacity at 25 dph:	438 Site capacity at 20 dph:	351 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieva	Yes Yes		
Explanation	high and flood mitigati	on costs are likely. If it is		cure costs are likely to be relatively conable prospect that it would be 20).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15: Delivered in yrs 16-20		250 51	
	Delivered in yrs 21-25		51	
Suitability	Is the site suitable	? No		
	development would hap poorly to the existing was INFRASTRUCTURE - it was LOCATION - it is access built-up area. SITE CHARACTERISTICS uses. However, it is grater TRANSPORT - it will no accessible on foot & by Unsuitable, due to scale	ive adverse impacts upor illage, and would create vill not lead to the loss of ible to Sutterton's existing the site has no intrinsicate 1 agricultural land, and the create or exacerbate tray bicycle, & by public transe and adverse environments.	the character and appear a major intrusion into the , nor place undue burder ag services & facilities, & i c amenity value, & there and is not previously developments, & services affic problems, & services	as on, existing infrastructure. s located adjacent to Sutterton's are no nearby 'bad neighbour'
Classification	Undo	evelopable		
Flood risk Zone		No hazard		No Depth
Zone		Low hazard Danger for so	ome	0m to 0.25m
Zone Zone		Danger for m		0.25m to 0.50m 0.50m to 1.0m
zone	isu -	Danger for a		1.0m to 2.0m >2.0m
·				

ddress			
	Land to the north of Wigtoft Roa	d, Sutterton	
e area (Hectares)			capacity 17 Site capacity 0 dph: from planning
<i>r</i> ailability	Is the site available?	Yes	permissions:
planation	Although there is no planning pe	rmission or allocation, there	are no known legal or ownership problems.
chievability	Is the site achievable?	Yes	
planation		molition of Northorpe Hous	rastructure costs are likely to be e). If it is allocated, there is a reasonable ar 7, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	12 5	
uitability	Is the site suitable?	Yes	
		d to the loss of, nor place u	Wigtoft Road and Blows Lane). Indue burdens on, existing infrastructure. Facilities, & is located adjacent to Sutterton's
	built-up area. SITE CHARACTERISTICS - the site uses. However, it is grade 1 agric TRANSPORT - services & facilities However, the Highway Authorit	has no intrinsic amenity valudural land, and is not previous are potentially accessible of the properties of the propert	n foot & by bicycle, & by public transport. Extent of the frontage onto Wigtoft Road does ate road junction, but the site would be ut026.

Reference	Sut006	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the south-eas	st of Boston Road, Sutterto	on	
Site area (Hectares)	3.98 Site capacity at 30 dph:	119 Site capacity at 25 dph:	100 Site capacity at 20 dph:	80 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	moderate, although f		ikely. If it is allocated, th	cture costs are likely to be ere is a reasonable prospect that it fore year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	50 30	
Suitability	Is the site suitable	e? No		
	to the west and south east (from Hall Lane), INFRASTRUCTURE - it LOCATION - it is access built-up area. SITE CHARACTERISTIC uses. However, it is grand TRANSPORT - Services However, the Highway where the site abuts from having sufficient	n, and views from the nort, but these views are distant will not lead to the loss of ssible to Sutterton's existing. CS - the site has no intrinsion rade 1 agricultural land, are as & facilities are potential by Authority has commented to the trisibility of on-coming very would not be agreeable.	h are limited. Unrestriction and impacts will be act, nor place undue burdeng services & facilities, & camenity value, & therend is not previously devely accessible on foot & bed that, whilst junction venorth would prevent a hicles. Turning at this position of the position of the control of	ens on, existing infrastructure. is located adjacent to Sutterton's are no nearby 'bad neighbour' loped. by bicycle, & by public transport. by sicipality splays may be achievable driver turning right into the site bint would therefore be unsafe &
Classification	Und	developable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut007 Settlement: Sutterton Phase two SHLAA sit	.es _
Address	Land to the north of Wigtoft Road, Sutterton	
ite area (Hectares)	0.85 Site capacity 26 Site capacity 21 Site capacity 17 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning	
vailability	Is the site available? Yes permissions:	
xplanation	Although there is no planning permission or allocation, there are no known legal or ownership probler	ms.
chievability	Is the site achievable? Yes	
xplanation	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 allow there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be comple before year 15).	
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
uitability	Is the site suitable? Yes	
	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, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Sutterton's existing services & facilities, & is located adjacent to Sutterto built-up area. SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land & there are no nearby 'bad neighbour' uses. However, it is not previously developed land. TRANSPORT - services & facilities are potentially accessible on foot & by bicycle, & by public transport Highway Authority has commented that the site was the subject of a recent planning application for residential development, & the site was considered suitable for such use in highway terms. Despite the issues with site characteristics, the site is considered suitable.	on's
Classification	Developable (11-15)	
lood risk	Zone 1 Zone 2 Low hazard Danger for some Zone 3a Zone 3b 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	Sut008	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the north of Po	st Office Lane, Suttertor	1	
Site area (Hectares)	0.6 Site capacity at 30 dph:	18 Site capacity at 25 dph:	15 Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available	? Yes		,
Explanation		inning permission or allo	_	evelopment of part of the site. f the site, there are no known legal
Achievability	Is the site achievab	Yes		
Explanation	moderate, including flo	od mitigation and site cl sonable prospect that it	out opening-up infrastruct earance costs. If the part would be developed (ass	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	Yes		
	development would not currently developed & i effects upon the charact INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS 'bad neighbour' uses, & TRANSPORT - it will not accessible on foot & by	t have adverse impacts of swell related to the exister of the area. ill not lead to the loss of ble to Sutterton's existing the site has no intrinsical it is previously developed create or exacerbate to bicycle, & by public transplants and recently been the suitable for a few more of	upon the character and apsting village, and its redevent, nor place undue burdening services & facilities, & ic amenity value, is not agred land. Fraffic problems, & services asport. The Highway Authous and applications and applications are planning applications.	tural or heritage assets, and its opearance of the area - the site is elopment would have no harmful as on, existing infrastructure. It is located adjacent to Sutterton's ricultural land, there are no nearby ority has commented that this lication (B/15/0498) for 3
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut009	Settlement:	Sutterton	Phase two SHLAA sites	
Address	Land to the south of Sp	alding Road and west o	f Station Road, Sutterton		
Site area (Hectares)	12.44 Site capacity at 30 dph:	373 Site capacity at 25 dph:	311 Site capacity at 20 dph:	249 Site capacity from planning	
Availability	Is the site available	?		permissions:	
Explanation	Although there is no pla	anning permission or al	location, there are no kno	own legal or ownership problems	j.
Achievability	Is the site achievab	Yes Yes			
Explanation	is allocated, there is a r	easonable prospect that improve the foul sewe	it it would be developed,	costs are likely to be moderate. although commencement may bent is assumed to begin in year 10	e
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 125 99		
Suitability	Is the site suitable?	Yes			
	available. Views from the dominated by the employment heritage assets, the set junction here should be be well landscaped, low there are two listed how here. INFRASTRUCTURE - it we to be capable of mitigate LOCATION - it is accessing SITE CHARACTERISTICS employment uses which transport - services & Highway Authority com towards the site's west towards the site's easte would be desirable & the	ne w. Would be subject oyment buildings off E ting of the listed church avoided. In order to power density and no higher uses on Station Road will not lead to the loss ting any infrastructure ble to existing services - no intrinsic amenity who may impact upon am & facilities are potential iments that there are 3 tern end (if the footwayern end (if Sut028 is also in internal road layout	to the greatest change, be indeavour Way & Love Lar includes the environs of reserve views of the church than two storey with attihich would also be affected of existing infrastructure, issues it creates or exacer & is located adjacent to a laue, but grade 1 agric lar enities. Ily accessible on foot & by potential access points: f is extended to the new ju	the built-up area. Ind, & greenfield. Abuts a number Individual bicycle, & by public transport. The promise of the promise o	kely of
Classification	Deve	lopable (16-20)			
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

deference	Sut009&028	Settlement:	Sutterton	
ddress	Land to the south of Spal	lding Road and west c	f Station Road, Sutterto	on
ite area (Hectares)	13.14 Site capacity at 30 dph:	394 Site capacity at 25 dph:	328 Site capacity at 20 dph:	from planning
vailability	Is the site available?	Yes		permissions:
xplanation	The owner of a small par development, it would no			this land is not brought forward for
chievability	Is the site achievable	e? Yes		
xplanation	(though flood mitigation prospect that it would be	& education contributed and the second second and the second and t	tion costs are likely). If i commencement may b	ore costs are likely to be moderate it is allocated, there is a reasonable be delayed by the need to improve th and be completed before year 25).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		125	
	Delivered in yrs 11-15: Delivered in yrs 16-20		125 125	
	Delivered in yrs 21-25:		13	
Suitability	Is the site suitable?	Yes		
explanation	of requirements. Any pro ENVIRONMENTAL IMPAC character would be accel available. Views from the	oblems with delivery v CTS - will not have adv ptable - it consolidate e w. Would be subject	vould impact on meeting verse impacts on natural s the built-up area, & re to the greatest change,	l assets, and impacts on the area's elatively few public views are , but even these are already
	of requirements. Any procent Environmental Impact character would be accelled available. Views from the dominated by the employmentage assets, the setting junction here should be able well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibed SITE CHARACTERISTICS - employment uses which TRANSPORT - services & Highway Authority communications.	oblems with delivery words and ptable - it consolidate e. w. Would be subject by ment buildings off Eng of the listed church avoided. In order to perfect to be density and no higher ses on Station Road well not lead to the loss on gany infrastructure and intrinsic amenity we may impact upon aments that there are 3 runend (if the footway on end (if Sut028 is also the internal road layout	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the chuthan two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric like enities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to design	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road arch spire, any scheme would need to tics. As well as the listed church cted by a large new development e., & development on this scale is likely erbates. I the built-up area. I and, & greenfield. Abuts a number of the built-up area. I th
xplanation	of requirements. Any procent Environmental Impact character would be accellated by the employmentage assets, the setting junction here should be abe well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibgored size of the setting size of the size of the setting size of the size of	oblems with delivery words and ptable - it consolidate e. w. Would be subject by ment buildings off Eng of the listed church avoided. In order to perfect to be density and no higher ses on Station Road well not lead to the loss on gany infrastructure and intrinsic amenity we may impact upon aments that there are 3 runend (if the footway on end (if Sut028 is also the internal road layout	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the chuthan two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric like enities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to design	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road arch spire, any scheme would need to tics. As well as the listed church cted by a large new development e., & development on this scale is likely erbates. I the built-up area. I and, & greenfield. Abuts a number of the built-up area. I th
xplanation	of requirements. Any procent ENVIRONMENTAL IMPAC character would be acception available. Views from the dominated by the employmentage assets, the setting junction here should be able well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibgored size and the set of the set	oblems with delivery was ptable - it consolidate ew. Would be subject by ment buildings off Eng of the listed church avoided. In order to p density and no higher ses on Station Road was lined to existing services, no intrinsic amenity was impact upon am facilities are potential ents that there are 3 rn end (if the footway en end (if Sut028 is also internal road layout Impacts & site characters.)	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the chuthan two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric like enities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to design	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road urch spire, any scheme would need to tics. As well as the listed church cted by a large new development et, & development on this scale is likely erbates. I and, & greenfield. Abuts a number of by bicycle, & by public transport. The from Station Rd; from Spalding Rd indicate junction); and from Spalding Rd and cycle access onto Love Lane liscourage 'rat-running'.
Explanation Classification Clood risk	of requirements. Any procent Environments. Any procent Environmental Impact character would be accelled available. Views from the dominated by the employmentage assets, the setting junction here should be able well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigatin LOCATION - it is accessib SITE CHARACTERISTICS - employment uses which TRANSPORT - services & Highway Authority comm towards the site's wester towards the site's eastern would be desirable & the Despite issues with env. In the Development Impact of the Impa	oblems with delivery words and ptable - it consolidate e. w. Would be subject by ment buildings off Eng of the listed church avoided. In order to p density and no higher ses on Station Road woll not lead to the loss on gany infrastructure and intrinsic amenity words in may impact upon amfacilities are potential ments that there are 3 rn end (if Sut028 is also e internal road layout Impacts & site characters.	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of reserve views of the church than two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric likenities. By accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to deteristics, the site is considered.	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road urch spire, any scheme would need to trics. As well as the listed church cted by a large new development et, & development on this scale is likely erbates. I and, & greenfield. Abuts a number of by bicycle, & by public transport. The from Station Rd; from Spalding Rd and cycle access onto Love Lane liscourage 'rat-running'. No Depth No Depth
xplanation Classification Clood risk Zo	of requirements. Any procent ENVIRONMENTAL IMPAC character would be acception available. Views from the dominated by the employmentage assets, the setting junction here should be able well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibgored size and the set of the set	oblems with delivery words and ptable - it consolidate ew. Would be subject by ment buildings off Eng of the listed church avoided. In order to p density and no higher ses on Station Road will not lead to the loss on any infrastructure alle to existing services, no intrinsic amenity with may impact upon am facilities are potential ments that there are 3 mend (if Sut028 is also existed internal road layout Impacts & site charaction opable (21-25) No hazard Low hazard Danger for	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the church than two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric lientities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to deteristics, the site is considerations.	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road urch spire, any scheme would need to tics. As well as the listed church cted by a large new development et, & development on this scale is likely erbates. I and, & greenfield. Abuts a number of by bicycle, & by public transport. The from Station Rd; from Spalding Rd indicate junction); and from Spalding Rd and cycle access onto Love Lane liscourage 'rat-running'.
xplanation lassification lood risk	of requirements. Any procent Environments. Any procent Environmental IMPAC character would be accellated available. Views from the dominated by the employmentage assets, the setting junction here should be able well landscaped, lowed there are two listed house here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibgored site of the street of the street which the street of the street would be desirable as the street owards the site seaster would be desirable as the street owards the site of the street owards the stree	oblems with delivery words and ptable - it consolidate with would be subject by ment buildings off Eng of the listed church avoided. In order to pidensity and no higher ses on Station Road will not lead to the loss on any infrastructure sole to existing services, no intrinsic amenity with may impact upon am facilities are potential ments that there are 3 mend (if Sut028 is also with internal road layout lampacts & site charaction opable (21-25) No hazard Low hazard Danger for Danger for	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the church than two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric lientities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to deteristics, the site is considered.	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road urch spire, any scheme would need to tics. As well as the listed church cted by a large new development et, & development on this scale is likelerbates. I and, & greenfield. Abuts a number of the built-up area. I and, & greenfield. Abuts a number of the junction); and from Spalding Rd and cycle access onto Love Lane liscourage 'rat-running'. No Depth Om to 0.25m
xplanation Llassification Llood risk Zo	of requirements. Any procent Environments. Any procent Environmental IMPAC character would be accelled available. Views from the dominated by the employment assets, the setting junction here should be a be well landscaped, lowed there are two listed houst here. INFRASTRUCTURE - it will to be capable of mitigating LOCATION - it is accessibgored size and the site of the strength of the site of the si	oblems with delivery words and ptable - it consolidate ew. Would be subject by ment buildings off Eng of the listed church avoided. In order to p density and no higher ses on Station Road will not lead to the loss on any infrastructure alle to existing services, no intrinsic amenity with may impact upon am facilities are potential ments that there are 3 mend (if Sut028 is also existed internal road layout Impacts & site charaction opable (21-25) No hazard Low hazard Danger for	vould impact on meeting verse impacts on natural is the built-up area, & rest to the greatest change, indeavour Way & Love Land includes the environs of the church than two storey with at hich would also be affect of existing infrastructure issues it creates or exact, & is located adjacent to ralue, but grade 1 agric lientities. Illy accessible on foot & I potential access points: is extended to the new of included). Pedestrian as should be designed to deteristics, the site is considered.	g needs. I assets, and impacts on the area's elatively few public views are, but even these are already ane. Though the site does not abut of Station Road & a large road urch spire, any scheme would need to tics. As well as the listed church cted by a large new development e., & development on this scale is likele erbates. I and, & greenfield. Abuts a number of by bicycle, & by public transport. The from Station Rd; from Spalding Rd and cycle access onto Love Lane liscourage 'rat-running'. No Depth Om to 0.25m 0.25m to 0.50m

Reference	Sut010	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the south of S	Spalding Road, Sutterton		
Site area (Hectares)	0.31 Site capacity at 30 dph:	9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or allo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	given that an existing	dwellings would need to b	e demolished. If it is allo	costs are likely to be moderate, cated, there is a reasonable completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2!	5:)	6	
Suitability	Is the site suitable	Yes		
	acceptable relationsh development that is r INFRASTRUCTURE - it LOCATION - it is access built-up area. SITE CHARACTERISTIC uses. However, most agricultural land. TRANSPORT - it will naccessible on foot & built-in accessible on foot & built-in acc	ip to the village's existing be cormally resisted); will not lead to the loss of, saible to Sutterton's existing is - the site has no intrinsic of the site is not previously ot create or exacerbate trapy bicycle, & by public trans	uilt-up area (although ri nor place undue burder services & facilities, & i amenity value, & there a developed, and approx fic problems, & services port.	ppearance of the area - it has an bbon development is a form of as on, existing infrastructure. It is located adjacent to Sutterton's are no nearby 'bad neighbour' imately half of the site is grade 1 as & facilities are potentially are site is considered suitable.
Classification Flood risk	Dev Zone 1	elopable (06-10)		No Depth
	Zone 2 Zone 3a Zone3b	Low hazard Danger for so Danger for m Danger for all		0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Sut011	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the west of Sta	ation Road, Sutterton		
Site area (Hectares)	0.65 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		e costs are likely to be low. If it is sumed to begin in year 7, and 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	? Yes		
	development would not relatively narrow gap in INFRASTRUCTURE - it was LOCATION - it is accessed built-up area. SITE CHARACTERISTICS developed, and is grad which may impact upoor TRANSPORT - it will not accessible on foot & by suitable to serve reside required junction & visits.	ot have adverse impacts in an otherwise built-up for will not lead to the loss of sible to Sutterton's existing a the site has no intrinsing a gricultural land. Fur on the amenities that won the create or exacerbate try bicycle, & by public trainsing an other site of the site of th	upon the character and a rontage. f, nor place undue burde ng services & facilities, & c amenity value. Howeve thermore, the site is adjauld be enjoyed by any ne affic problems, & service asport. The Highway Auticis land & the frontage is g footway would need to	es & facilities are potentially hority comments that Station Rd is large enough to accommodate the be extended.
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut012	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the south of Pa	ark Avenue, Sutterton		
Site area (Hectares)	0.41 Site capacity at 30 dph:	12 Site capacit at 25 dph:	y 10 Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or	allocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		reasonable prospect t		e costs are likely to be very low. If it assumed to begin in year 7, and 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	ENVIRONMENTAL IMP. development would ha of a series of parcels of development would gr INFRASTRUCTURE - alt would lead to the loss LOCATION - it is access up area. SITE CHARACTERISTICS not previously develop TRANSPORT - it will no accessible on foot & by	ACTS - although it will ave adverse impacts u fopen space locally, we eatly harm the area's hough it it will not pla of existing green infraible to Sutterton's existing the site if the content of the site if the content of the cont	not have adverse impacts pon the character and apperhich are crucially important character. ce undue burdens on infrastructure. sting services & facilities, & r'bad neighbour' uses, it is nas considerable intrinsic are traffic problems, & services	es & facilities are potentially
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 2 3a	No hazar Low haza Danger fo Danger fo Danger fo	rd or some or most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut013	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the east of Stor	ne Lane, Sutterton		
Site area (Hectares)	0.16 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	on costs are likely. If it is		onable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development would ha to the existing village, a INFRASTRUCTURE - it w LOCATION - it is less acc adjacent to Sutterton's SITE CHARACTERISTICS & it is not agricultural la TRANSPORT - although potentially accessible o Unsuitable, due to adve	ACTS - although it will nove adverse impacts upon and would intensify an expill not lead to the loss of cessible to Sutterton's exbuilt-up area. - the site has no intrinsice and. However, it is not prit will not create or exact n foot & by bicycle, the serse environmental impacts.	t have adverse impacts of the character and appearisting scattered group of nor place undue burder disting services & facilities amenity value, there are reviously developed land erbate traffic problems, and appears and appears and appears are services.	& services & facilities are sible by public transport.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut014	3	Settlement:	3	utterton		Phase two SHLAA sites
Address	Land to the east Station	n Road, S	utterton				
Site area (Hectares)	11.87 Site capacity at 30 dph:	356	Site capacity at 25 dph:	297	Site capacity at 20 dph:	237	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pl	anning po	ermission or allo	ocation,	there are no know	wn legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	Moderate achievability moderate, although flo would be developed (a	od mitiga	ation costs are I	ikely. If i	t is allocated, the	re is a re	easonable prospect that it
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 62			
Suitability	Is the site suitable	?	No				
	area with that of Algarl INFRASTRUCTURE - it w	with deliving the characteristic specific provides the characteristic points of the characteristic provides the ch	ery would impa will not have ad se impacts on bu d by careful layouter and appear area, undermin ad to the loss of atterton's existing the has no intrinsion reviously develously develousl	ct on me verse im will and hout and or rance of he the vil f, nor plang service amenit ped, and affic prolasport.	eeting needs. pacts on natural leritage assets (list design. However, the area - it wou lage's open settin lice undue burder les & facilities, & i y value, & there a d is grade 1 agricu	assets. A steed buil its deve ld increang, & coans on, exits located are no neultural la	Although the site's dings in Algarkirk), any lopment would have see the visual impact & alesce Sutterton's built-up isting infrastructure. d adjacent to Sutterton's earby 'bad neighbour' nd.
Classification	Unde	evelop	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for n Danger for a	nost		0m 0.2 0.5 1.0	Depth a to 0.25m .5m to 0.50m .0m to 1.0m .0m to 2.0m .0m

Reference	Sut015	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the west of Stati	on Road, Sutterton		
Site area (Hectares)	15.46 Site capacity at 30 dph:	464 Site capacity at 25 dph:	386 Site capacity at 20 dph:	309 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or alloc	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		gation costs are likely. If	it is allocated, there is a	ture costs are likely to be a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 259	
Suitability	Is the site suitable?	No		
	development would hav poorly to the existing vill surroundings. INFRASTRUCTURE - it wi LOCATION - it is accessib built-up area. SITE CHARACTERISTICS - uses. However, the site i	CTS - it will not have advice adverse impacts upon a lage, and would greatly in a lage, and would greatly in the loss of, and the loss of, and the site has no intrinsical and previously develop create or exacerbate transicular.	erse impacts on natural the character and appearence the impact of the nor place undue burder services & facilities, & interest and is grade 1 agriculation fic problems, & services port.	or heritage assets. However, its arance of the area - the site relates he village's built-up area on its as on, existing infrastructure. Its located adjacent to Sutterton's are no nearby 'bad neighbour' cultural land. So & facilities are potentially
Z.	one 1 one 2 one 3a one3b	Velopable No hazard Low hazard Danger for so Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut018	Settlement:	Sutterton	Phase two SHLAA sites
Address	Fishes Galore, Wigtoft R	oad, Sutterton		
Site area (Hectares)	2.55 Site capacity at 30 dph:	76 Site capacity at 25 dph:	64 Site capacity at 20 dph:	51 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no plan	nning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation	moderate, including site	clearance and flood mi	-	ure costs are likely to be ated, there is a reasonable completed before year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 1	
Suitability	Is the site suitable?	No		
	development would hav to the existing village, ar INFRASTRUCTURE - it wi LOCATION - it is less accordigacent to Sutterton's b SITE CHARACTERISTICS - uses. However, the major TRANSPORT - although in potentially accessible on	e adverse impacts upor id would intensify an ex- ill not lead to the loss of essible to Sutterton's ex- built-up area. the site has no intrinsion ority of the site is grade t will not create or exact foot & by bicycle, the side	n the character and appea sisting scattered group of , nor place undue burden sisting services & facilities c amenity value, & there a	sible by public transport.
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la Ba	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut019	Settlement:	Sutterton	Phase two SHLAA sites
Address	Barrington House Yard	. Wigtoft Road, Suttertor	1	
Site area (Hectares)	0.87 Site capacity at 30 dph:	26 Site capacity at 25 dph:	22 Site capacity at 20 dph:	17 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati	on costs are likely. If it is		re costs are likely to be low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		12 5	
	Delivered in yrs 16-20		-	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it v LOCATION - it is less ac adjacent to Sutterton's SITE CHARACTERISTICS uses. However, approx TRANSPORT - although potentially accessible of	will not lead to the loss of cessible to Sutterton's exbuilt-up area. - the site has no intrinsion in the site is it will not create or exact on foot & by bicycle, the site is it will not create.	f, nor place undue burdens kisting services & facilities, c amenity value, & there ar	re no nearby 'bad neighbour' & is not previously developed. services & facilities are ible by public transport.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2		No hazard Low hazard		No Depth Om to 0.25m
Zone 3		Danger for s		0.25m to 0.50m
Zone3l	b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut023	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the west of Sta	tion Road, Sutterton		
Site area (Hectares)	0.51 Site capacity at 30 dph:	15 Site capacity at 25 dph:	13 Site capacity at 20 dph:	10 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Outline planning permis	ssion (ref. B/11/0456) is	outstanding for residenti	al development
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	on costs are likely. Plann	ing permission is outstan	cure costs are likely to be low, ding, and there is a reasonable be completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable?	Yes		
	would not have adverse INFRASTRUCTURE - althidentified in the Local Pscale, & the loss of appimpacts. LOCATION - it is accessiup area. SITE CHARACTERISTICS land, & there are no ne TRANSPORT - it will not accessible on foot & by	e impacts upon the chara- nough it will not place un lan as an existing industr roximately 0.21 hectares ble to Sutterton's existin - the site has no intrinsicarby 'bad neighbour' use	acter and appearance of to due burdens on exisiting rial/commercial area. How is of employment land wo ag services & facilities, & i camenity value, is previous affic problems, & services asport.	s. Furthermore, its development the area. infrastructure, part of the site is wever, this land is not of a strategic uld be unlikely to have adverse s located wthin Sutterton's built-busly developed, is not agricultural as & facilities are potentially
Classification Flood risk Zone 2 Zone 3	 L <u>2</u> 3a	No hazard Low hazard Danger for so		No Depth 0m to 0.25m 0.25m to 0.50m
Zone3	D	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut024	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the west of Bost	ton Road, Sutterton		
Site area (Hectares)	3.24 Site capacity at 30 dph:	97 Site capacity at 25 dph:	81 Site capacity at 20 dph:	65 Site capacity from planning
Availability	Is the site available	? No		permissions:
Explanation		her has indicated that t		indicated that their land is available le available for development. The
Achievability	Is the site achievab	Yes		
Explanation		on costs are likely. If it is	allocated, there is a reas	sture costs are likely to be low, sonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		50 15	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	views of the site have the Although the site's deverance any such impacts could INFRASTRUCTURE - it will LOCATION - it is accessible built-up area. SITE CHARACTERISTICS - trees and consequently land. TRANSPORT - it will not accessible on foot & by its such as the site of the site	ne existing built-up area alopment could have added be prevented by careful ill not lead to the loss of ole to Sutterton's existing there are no nearby 'bas some amenity value create or exacerbate trabicycle, & by public transports of the province of the province of the exacerbate transports of the exacer	as a backdrop and visual verse impacts on a histor layout and design. , nor place undue burde ag services & facilities, & ad neighbour' uses. Howe, it is not previously develaffic problems, & service asport.	ent but, even from this direction, I impacts would be acceptable. rical asset (adjacent listed building), ans on, existing infrastructure. is located adjacent to Sutterton's ever, the site contains a number of eloped, and is grade 1 agricultural s & facilities are potentially
Zor		velopable No hazard Low hazard Danger for s	ome	No Depth Om to 0.25m 0.25m to 0.50m
Zor	ne3b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut025	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the east of Rainwall	's Lane and north of	Post Office Lane, Suttert	on
Site area (Hectares)	2.53 Site capacity at 30 dph:	76 Site capacity at 25 dph:	63 Site capacity at 20 dph:	51 Site capacity from planning
Availability	Is the site available?	No		permissions:
Explanation		has indicated that t		ndicated that their land is available e available for development. The
Achievability	Is the site achievable?	Yes		
Explanation		osts are likely. If it is	allocated, there is a reason	ure costs are likely to be low, onable prospect that it would be s).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 1	
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with the 3	308 dwellings which	the emerging Local Plan	seeks to be developed in Sutterton.
Classification	existing development on tw side of Rainwall's Lane. Its d to views from the west (view site. INFRASTRUCTURE - it will no LOCATION - it is accessible t built-up area.	to sides, & would ex- levelopment would ws from the north a cot lead to the loss of to Sutterton's existing ere are no nearby 'bar eviously developed, ate or exacerbate transcle, & by public transcleristics, the	tend development to the not be visually unaccepta re already dominated by the formal of the properties of the formal of the form	& facilities are potentially
		No hazard		No Denth
Zon	e 2 e 3a	Low hazard Danger for so Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

ldress	Land to the north of Wigtoft Road, Sutterton
e area (Hectares)	1.6 Site capacity 48 Site capacity 40 Site capacity at 30 dph: 425 dph: 40 Site capacity at 20 dph: 41 Site capacity at 20 dph: 42 from planning permissions:
<i>r</i> ailability	Is the site available?
planation	Although there is no planning permission or allocation, there are no known legal or ownership problem
chievability	Is the site achievable?
planation	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 developed (assumed to begin in year 8, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Belivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	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).
	INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Sutterton's existing services & facilities, & is located adjacent to Sutterton built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land. TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport. The Highway Authority has commented that Wig Rd is suitable to serve residential development on this site, the frontage is large enough to accommodathe required junction & visibility splays, & there is an existing frontage footway & the road has street lighting. The junction should be located towards the eastern end of the frontage. Despite the issues with site characteristics, the site is considered suitable.
IUUU IISK	LOCATION - it is accessible to Sutterton's existing services & facilities, & is located adjacent to Sutterton built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has no intrinsic amenity value. However, it is not previously developed, and is grade 1 agricultural land. TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport. The Highway Authority has commented that Wig Rd is suitable to serve residential development on this site, the frontage is large enough to accommodathe required junction & visibility splays, & there is an existing frontage footway & the road has street lighting. The junction should be located towards the eastern end of the frontage.

ldress	Land to the south of W	/igtoft Road, Sutterton		
te area (Hectares)	1.88 Site capacity at 30 dph:	56 Site capacity at 25 dph:	47 Site capacity at 20 dph:	38 Site capacity from planning
vailability	Is the site available	e? Yes		permissions:
planation		lanning permission or allo people, but they are wor		wn legal or ownership problems.
chievability	Is the site achieval	ble? Yes		
planation	although flood mitigati		allocated, there is a reas	ture costs are likely to be low, sonable prospect that it would be 5).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:		24 14	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
uitability	Is the site suitable	? Yes		
	impacts upon the charg up area significantly, vi	ACTS - it is unlikely to har acter and appearance of isual impacts are not long	ve adverse impacts on na the area would be accep g-distance from any direc	seeks to be developed in Sutterton atural or heritage assets, and its table - although it extends the buil ction. Although its southern cusing estate to its east.
	impacts upon the chars up area significantly, vi boundary does not foll INFRASTRUCTURE - it v LOCATION - it is access built-up area. SITE CHARACTERISTICS value. However, it is not TRANSPORT - it will not accessible on foot & by frontage is large enough suitable to serve the sit and the location of the	ACTS - it is unlikely to har acter and appearance of isual impacts are not long low any existing feature, will not lead to the loss of sible to Sutterton's existing 5 - there are no nearby 'boot previously developed, at create or exacerbate tray bicycle, & by public trangh to accommodate the received in the commodate of the com	ve adverse impacts on nathe area would be accepg-distance from any directif matches that of the hof, nor place undue burdeing services & facilities, & ad neighbour' uses, & the and is grade 1 agricultura affic problems, & service insport. The Highway Authequired junction & visibilistreet lighting). A substant account of any access to	atural or heritage assets, and its table - although it extends the builtion. Although its southern using estate to its east. Ins on, existing infrastructure. It is located adjacent to Sutterton's e site has no intrinsic amenity

Reference	Sut028	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the south of Sp	alding Road, Sutterton		
Site area (Hectares)	0.7 Site capacity at 30 dph:	21 Site capacity at 25 dph:	Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	No No		permissions.
Explanation	The owner has not been	n identified, and their int	entions for their land are u	nknown.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation	on costs are likely. If it is		re costs are likely to be low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		14	
Suitability	Is the site suitable?	Yes		
	development would no few public views into the INFRASTRUCTURE - it we LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS not previously developed impact upon the amenitation TRANSPORT - it will not accessible on foot & by frontage can accommon there is an existing from	t have adverse impacts une site, except from the pivill not lead to the loss of ible to Sutterton's existing the site has no intrinsiced, & is close to employnties that would be enjoyed create or exacerbate traditional bicycle, & by public trandate the required junction tage footway & the road	pon the character and appoublic footpath which cross, nor place undue burdens g services & facilities, & is less amenity value, and is not enent uses (Ark Fabricators, ed by any new dwellings, affic problems, & services & sport. The Highway Author on & visibility splays & that	on, existing infrastructure. ocated adjacent to Sutterton's agricultural land. However, it is & Dragon Biomass) which may
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Sut029	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land to the north of Spald	ling Road, Sutterton		
Site area (Hectares)	3.23 Site capacity at 30 dph:	97 Site capacity at 25 dph:	81 Site capacity at 20 dph:	65 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plann The site is owned by 4 pec			wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		costs are likely. If it is	allocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 15	
Suitability	Is the site suitable?	Yes		
	although it is peripheral ar character and appearance INFRASTRUCTURE - it will employment land - and its However, the Employmen to the market as employm would be minimal adverse LOCATION - it is accessible up area. SITE CHARACTERISTICS - the not previously developed, amenities that would be e TRANSPORT - it will not creaccessible on foot & by big is large enough to accommiste (including an existing fextended . The access to the side of the side of the second side of the access to the side of the second side of the access to the side of the second side of the access to the second side of the access to the side of the second side of the access to the second side of the access to the side of the second side of the access to the second side of the second side of the access to the second side of the second	nd would extend the less of the area would be not place undue burds development would at Land Technical Paper extended in the seconomic impacts if the site has no intrinsically and the seconomic impacts if the site has no intrinsically and the seconomic impacts if the site has no intrinsically and the seconomic impacts if the site has no intrinsically and the site has no intrin	puilt-up area rather than broadly acceptable. ens on existing infrastructherefore potentially leader (Aug 2015) considers that tractive sites are available the site were no longer and services & facilities, & camenity value, and is not amenity value, and is not amenity value, and is not amenity value, and is not apalding Road Industrial Ewellings. affic problems, & services asport. The Highway Authunction & visibility splays shough the street lighting not an adopted highway.	is located within Sutterton's built- ot agricultural land. However, it is state which may impact upon the s & facilities are potentially sority comments that the frontage , & that Spalding Rd can serve the
Classification	Develo	pable (11-15)		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Sut030	_						
Address	Land to the east of Mo	narchs R	oad, Sutterton					
Site area (Hectares)	2.81 Site capacity at 30 dph:	84	Site capacity at 25 dph:	70	Site capacity at 20 dph:	56	Site capacity from planning	60
Availability	Is the site available	e?	Yes				permissions:	
Explanation	The site is not allocate B/14/0176) which was							
Achievability	Is the site achieva	ble?	Yes					
Explanation	Moderate achievabilit although flood mitigat developed (assumed t	ion costs	are likely. If it is	allocated	d, there is a reas	onable p		
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 10				
Suitability	Is the site suitable	?	No					
	ENVIRONMENTAL IMF development would si Sutterton. INFRASTRUCTURE - alt access from Monarch' open space). LOCATION - it is access built-up area. SITE CHARACTERISTICS value. However, it is n TRANSPORT - services it is unlikely that the si Unsuitable, due to adv	gnificantl shough it is s Road is sible to Su - there a ot previou & facilitie te's deve	y encroach into will not place u likely to lead to utterton's existi are no nearby 'b usly developed, es are potential lopment would	the open ndue burce the loss of ng service had neight and is be ly accessit create or	dens on infrastrum inf	ucture, the control of the control o	rates Algarkirk from the provision of a sum existing area of a diagram and adjacent to Sutterno intrinsic americultural land. 8 by public trans	om vehicular public erton's
Classification	Und	evelop	able					
Flood risk Zone Zone Zone	2 3a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 60m to 1.0m 0m to 2.0m .0m	

leference	Sut031	Settlement:	Sutterton	Phase two SHLAA sites
ddress	Land to the east of Station	on Road, Sutterton		
te area (Hectares)	2.63 Site capacity at 30 dph:	79 Site capacity at 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning
vailability	Is the site available	Yes		permissions:
planation	Although there is no plan	nning permission or alloca	tion, there are no kno	own legal or ownership problems.
chievability	Is the site achievable	Yes		
kplanation	moderate, although floo		y. If it is allocated, the	cture costs are likely to be ere is a reasonable prospect that it fore year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 3	
uitability	Is the site suitable?	No		
	increase the visual imparance in the inference of the inf	ct & perceived extent of the lost of the lost of, not lead to the lost of, not lead to Sutterton's existing so the site has no intrinsic ares not previously developed.	ne built-up area. or place undue burde ervices & facilities, & menity value, & there d, and is grade 1 agric traffic problems, & se ort.	atures, & its development would ons on, existing infrastructure. is located adjacent to Sutterton's are no nearby 'bad neighbour' cultural land. ervices & facilities are potentially
classification	Unde	velopable		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

	Sut032		Settlement:	3.	utterton		Phase two SHLAA sites
Address	Land to the north of W	igtoft Ro	ad, Sutterton				
Site area (Hectares)	5.08 Site capacity at 30 dph:	152	Site capacity at 25 dph:	127	Site capacity at 20 dph:	102	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				perillissions.
Explanation	Although there is no pla	anning po	ermission or allo	ocation, t	there are no knov	wn legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	Moderate achievability moderate, although flo would be developed (a	od mitiga	ation costs are I	ikely. If it	t is allocated, the	ere is a re	easonable prospect that it
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 52			
Suitability	Is the site suitable	?	Yes				
Explanation	ENVIRONMENTAL IMPA upon the character and upon views from the in off Blows Lane). INFRASTRUCTURE - it w LOCATION - it is access built-up area. SITE CHARACTERISTICS uses. However, the site	ACTS - it if appears in appears in appears in appears in a point in appears i	will not have ad ance of the area e south (as view ad to the loss o atterton's existing the has little intringeriously developate or exacerba & by public trans	lverse im will be a s from the f, nor plang service assic amen pped, and ate traffic asport.	pacts on natural acceptable - visual se west would be ce undue burder es & facilities, & in the control of the	or herita al impact e screene ns on, ex is located e are no t versati rvices &	ed by the existing dwellings isting infrastructure. d adjacent to Sutterton's nearby 'bad neighbour'
Classification	Deve	lopabl	e (11-15)				
Flood risk Zone 1 Zone 2 Zone 3: Zone 3:	a		No hazard Low hazard Danger for s Danger for r	nost		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m 30m

Reference	Sut033	Settlement:	Sutterton	Phase two SHLAA sites
Address	Land between Wigtoft Ro	ad and Spalding Road	I, Sutterton	
Site area (Hectares)	13.73 Site capacity at 30 dph:	Site capacity at 25 dph:	343 Site capacity at 20 dph:	275 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	ning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	Moderate achievability. V moderate and flood mitig be developed (assumed to	ation costs are likely.	If it is allocated, there is a	a reasonable 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:		50 225	
Suitability	Is the site suitable?	No		
	impacts upon the charact site and whilst its impacts considerable, extending t INFRASTRUCTURE - it will LOCATION - it is accessible built-up area. SITE CHARACTERISTICS - t uses. However, the site is	er and appearance of a from the north woul he village's built-up a not lead to the loss of e to Sutterton's existi the site has little intri- not previously devel- to create or exacerb icycle, & by public tra	the area would not be act the area would not be act to be acceptable, from the rea more than 200m west of, nor place undue burdering services & facilities, & ansic amenity value, & there oped, and is best and most ate traffic problems, & sensport.	on natural or heritage assets, its acceptable - it is a visually exposed a south its impacts would be awards into the countryside. In son, existing infrastructure. It is located adjacent to Sutterton's are are no nearby 'bad neighbour' at versatile agricultural land. It rvices & facilities are potentially
Classification	Undev	elopable		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sut034	Settlement:	Sutterton	Phase two SHLAA sites				
Address	Land to the north of Wigtoft Road, Sutterton							
Site area (Hectares)	2.47 Site capacity at 30 dph:	74 Site capacity at 25 dph:	62 Site capacity at 20 dph:	49 Site capacity from planning permissions:				
Availability	is the site available	Yes						
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knov	wn legal or ownership problems.				
Achievability	Is the site achievab	Yes						
Explanation	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).							
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 40 1					
Suitability	Is the site suitable?	Yes						
	development would no impacts confined to imp screened by the existing INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS value. However, it is no TRANSPORT - it will not accessible on foot & by Rd is suitable to serve rethe required junction & lighting. The junction sh	t have adverse impacts of cacts upon views from to gather the loss of ble to Sutterton's existing the there are no nearby 'bot previously developed, create or exacerbate traces idential development visibility splays, & there would be located toward site characteristics, the	upon the character and all he immediate south (as vine). f, nor place undue burdering services & facilities, & in ad neighbour uses, & the and is grade 1 agricultura affic problems, & services asport. The Highway Authon this site, the frontage	s & facilities are potentially ority has commented that Wigtoft is large enough to accommodate ootway & the road has street rontage.				
Classification	Deve	lopable (16-20)						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				