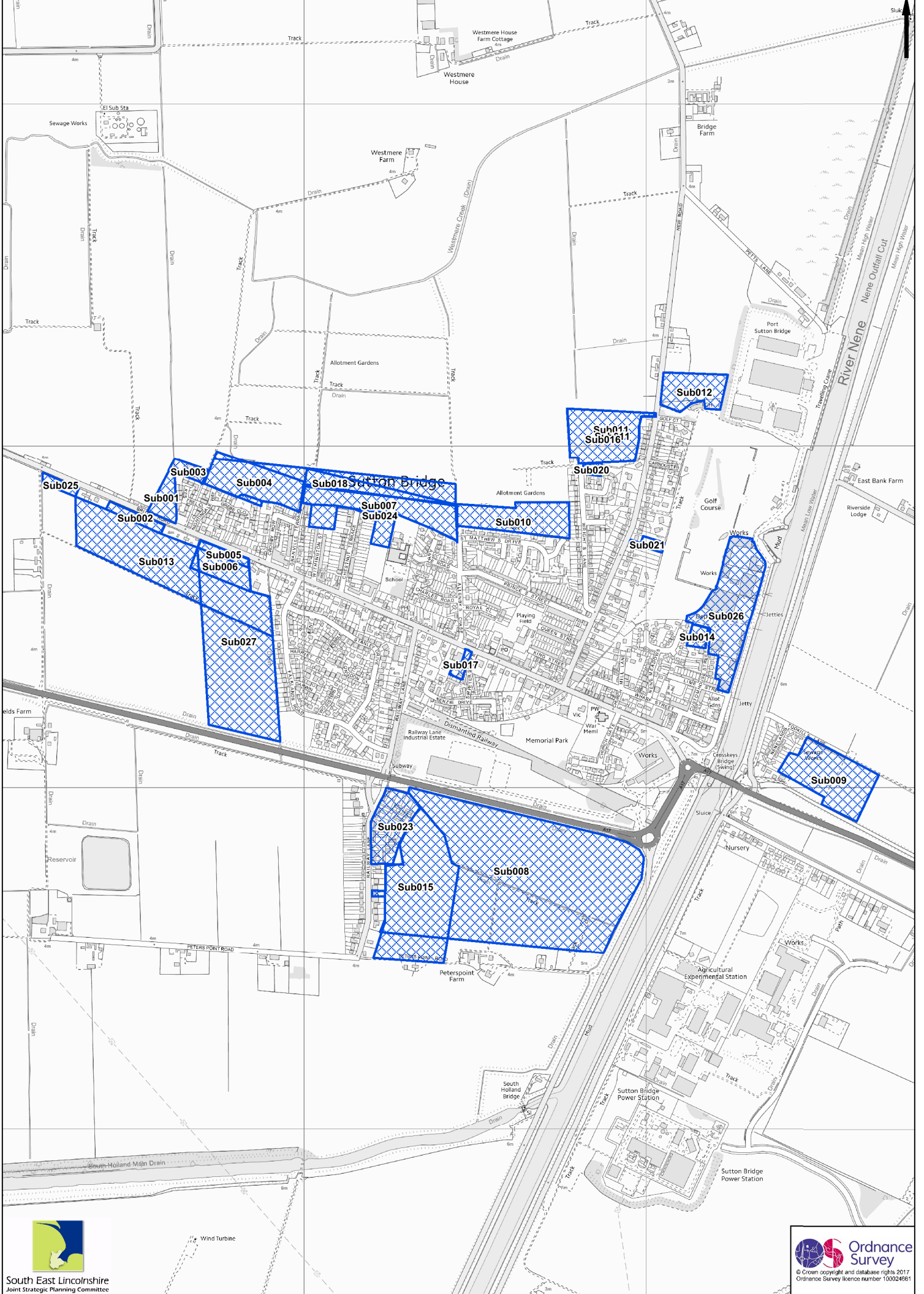


# South East Lincolnshire Strategic Housing Land Availability Assessment - Sutton Bridge (January 2018)



<b>Reference</b>	<b>Sub001</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.74 <b>Site capacity at 30 dph:</b>	22 <b>Site capacity at 25 dph:</b>	18 <b>Site capacity at 20 dph:</b>	15 <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 owners are not identified and their future intentions for the land are unknown.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
<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 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> 3 <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 <input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a hedge on the road side.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site.</p> <p>☐ Consequently, the site is considered suitable.</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>Sub002</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.46 <b>Site capacity at 30 dph:</b>	14 <b>Site capacity at 25 dph:</b>	12 <b>Site capacity at 20 dph:</b>	9 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners are not identified and their future intentions for the land are unknown.			
<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> 9 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is a hedge/trees on the road side, which is a layby at this point.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities but is not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</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>Sub003</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Kestrel Close, Sutton Bridge			
<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> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	The owners are not identified and their future intentions for the 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 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> 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> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some unused agricultural buildings, which may contain Barn Owls but otherwise their removal might benefit the nearby residents.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site. However it does not appear that an acceptable vehicular access is available since it is accessed by a track that runs between new dwellings and crosses an access road to Kestrel Close.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable unless it comes forward as part of the land to the east.</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>Sub004</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north-west of Granville Terrace, Sutton Bridge			
<b>Site area (Hectares)</b>	2.66 <b>Site capacity at 30 dph:</b>	80 <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>No</b>		
<b>Explanation</b>	The owners are not identified and their future intentions for the land are unknown.			
<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 relatively low, (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<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>Yes</b>		
<b>Explanation</b>	<p>In scale with the 273 dwellings sought for Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. However, the Conservation Officer advises that the site has high heritage significance because a number of listed buildings (the Hydraulic Engine House, Bridge House West and 27 The Park) sit within it. Cross Keys Bridge (a highly graded building) abuts the site at its eastern extent. The location and extent of the site also impacts on the wider setting of 8-10 Bridge Road, the New Inn and the Church of St Matthew. However, it is considered that there is insufficient information on which to determine the overall effect. A design brief should be prepared to guide the potential future intensification of uses on the site in a way that reflects the historic settings of the listed buildings within the site, &amp; those in close proximity. It should also reflect upon the high quality of design to set the benchmark for new development.</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 Sutton Bridge's existing services &amp; facilities, &amp; is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. The road access would most likely be via Nightingale Way since access via Granville Terrace might be unachievable because the public highway does not meet the site. It becomes a gravel drive serving the field and some bungalows and is not registered at the land registry.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</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>Sub005</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.37 <b>Site capacity at 30 dph:</b>	11 <b>Site capacity at 25 dph:</b>	9 <b>Site capacity at 20 dph:</b>	7 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.			
<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>		7	
	<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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities but is not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</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>Sub006</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	1.45 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	36 <b>Site capacity at 20 dph:</b>	29 <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 owners are not identified and their intentions for the 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 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> 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 type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities but is not located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are two bus stops close to the site.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</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>Sub007</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge			
<b>Site area (Hectares)</b>	3.76 <b>Site capacity at 30 dph:</b>	113 <b>Site capacity at 25 dph:</b>	94 <b>Site capacity at 20 dph:</b>	75 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.			
<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 relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<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>		25	
	<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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. The road access would most likely be via Alanby's Chase since access via Granville Terrace might be unachievable because the public highway does not meet the site. It becomes a gravel drive serving the field and some bungalows and is not registered at the land registry. Although Withington Street is adopted highway the site does not include land at the end of Withington Street. Chestnut Terrace is only adopted for part of its length. If it was developed with land to the west access could also be shared with Nightingale Way.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</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>Sub008</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of the A17, Sutton Bridge								
<b>Site area (Hectares)</b>	25.79	<b>Site capacity at 30 dph:</b>	774	<b>Site capacity at 25 dph:</b>	645	<b>Site capacity at 20 dph:</b>	516	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>No</b>						
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.								
<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 relatively high (including flood mitigation costs). Nonetheless, If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 205).								
<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>		216						
	<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 not in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge because it provides twice the requirement.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities via a subway but is not located adjacent to the existing built-up area (defined settlement limit) because it is south of the A17;</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town to the south of the A17 to the detriment of the area's character - development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently this land has a countryside character. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle via a subway under the A17. There are bus stops on Bridge Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</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>Sub009</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of Todkill's Lane, Sutton Bridge								
<b>Site area (Hectares)</b>	3.56	<b>Site capacity at 30 dph:</b>	107	<b>Site capacity at 25 dph:</b>	89	<b>Site capacity at 20 dph:</b>	71	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>No</b>						
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.								
<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 relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<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>		21						
	<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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not as accessible to Sutton Bridge's existing services and facilities as other sites and is not located adjacent to the existing built-up area (defined settlement limit) because it is east of the river;</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town to the east of the river to the detriment of the area's character - development on this side of the river is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently this land has a countryside character.</p> <p>SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle via the bridge. There are bus stops on Bridge Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</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>Sub010</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of St Matthew's Drive, Sutton Bridge			
<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> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	The owners are not identified and their intentions for the 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 relatively low although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<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> <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities because the site is allotments.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and used for allotments. There are no bad neighbour uses;☒</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all <input checked="" type="checkbox"/>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Sub011</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of New Road, Sutton Bridge								
<b>Site area (Hectares)</b>	3.07	<b>Site capacity at 30 dph:</b>	92	<b>Site capacity at 25 dph:</b>	77	<b>Site capacity at 20 dph:</b>	61	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<input type="text" value="No"/>						
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input type="text" value="Yes"/>						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<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>		11						
	<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="Yes"/>						
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located adjacent to the existing built-up area (defined settlement limit);<sup>2</sup></p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. The access crosses an orchard. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road.</p> <p><sup>2</sup></p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<input type="text" value="Undevelopable"/>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	<input type="text" value="Zone 3a"/>		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			<input type="text" value="Danger for all"/>			<input type="text" value="1.0m to 2.0m"/>			
						>2.0m			

<b>Reference</b>	<b>Sub012</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of New Road, Sutton Bridge			
<b>Site area (Hectares)</b>	1.78 <b>Site capacity at 30 dph:</b>	53 <b>Site capacity at 25 dph:</b>	44 <b>Site capacity at 20 dph:</b>	36 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners are not identified and their intentions for the land are unknown.			
<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 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> 12 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities since the site is the driving range of the golf course.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and used for a recreation use. There are potential bad neighbour issues owing to the site being adjacent to the port.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</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>Sub013</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	10.37 <b>Site capacity at 30 dph:</b>	311 <b>Site capacity at 25 dph:</b>	259 <b>Site capacity at 20 dph:</b>	207 <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 relatively high (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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> 32 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town towards the A17 as the Falklands estate has and therefore is in character. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. One possible access affects a layby and may cause objections. Another is further east affecting informal roadside parking. The opening is long enough to be able to accommodate a suitable junction with the required visibility splays. This is within the 30 mph limit. There is also a gap between numbers 37 and 39 Falklands Road that appears to have been left in order to form an access from that road into this site. The opening appears to be wide enough to be able to form a suitable junction here.</p> <p>☐ Consequently, 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	

<b>Reference</b>	<b>Sub014</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Custom House Street, Sutton Bridge			
<b>Site area (Hectares)</b>	0.31 <b>Site capacity at 30 dph:</b>	<input type="text" value="9"/> <b>Site capacity at 25 dph:</b>	<input type="text" value="8"/> <b>Site capacity at 20 dph:</b>	<input type="text" value="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>	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>	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"/> No		
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it could lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. The land is labeled allotments on the plan base, but does not appear to have been used for some time.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located within the existing built-up area (defined settlement limit);<sup>2</sup></p> <p>SITE CHARACTERISTICS - The site has residential development on two sides and commercial/port development on the other two. The site may be affected by the neighbouring commercial sites;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road.</p> <p><sup>2</sup></p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all <input checked="" type="checkbox"/>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Sub015</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Railway Lane, Sutton Bridge			
<b>Site area (Hectares)</b>	7.38 <b>Site capacity at 30 dph:</b>	221 <b>Site capacity at 25 dph:</b>	184 <b>Site capacity at 20 dph:</b>	148 <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 relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<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> 98 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.☐</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities via a subway but is not located adjacent to the existing built-up area (defined settlement limit) because it is south of the A17;</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town to the south of the A17 to the detriment of the area's character - development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently this land has a countryside character. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle via a subway under the A17. There are bus stops on Bridge Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</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>Sub016</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of New Road, Sutton Bridge			
<b>Site area (Hectares)</b>	3.1 <b>Site capacity at 30 dph:</b>	93 <b>Site capacity at 25 dph:</b>	78 <b>Site capacity at 20 dph:</b>	62 <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 relatively high (including flood mitigation costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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> 12 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town to the north in character with its current form;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. This site would be suitable provided there is a lawful use of the area beyond the adopted end of Wright's Lane. This proposal would make Wright's Lane a fairly large cul-de-sac and if further land were to come forward beyond this land (accepting Sub020), we would require a secondary access point. The junction of Wright's Lane with New Road is slightly sub-standard but it is not so unsafe that it would indicate strongly against this site.</p> <p>☐</p> <p>Consequently, 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>Sub017</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.24 <b>Site capacity at 30 dph:</b>	<input type="text" value="7"/> <b>Site capacity at 25 dph:</b>	<input type="text" value="6"/> <b>Site capacity at 20 dph:</b>	<input type="text" value="5"/> <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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 5 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is previously developed land adjacent to the access to a recently developed housing estate. There is a retail use to the west;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. The frontage of this site is very close to the existing junction of Sir Peter Scott Road. It is a brownfield site and would have generated some movement so the principle of some development here would have to be accepted. A private driveway serving a limited number of (low density) plots would be the preferred option in highway terms. The site appears to not have a common boundary with the adopted area of Sir Peter Scott Road so access through here would appear not to be a possibility.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all <input checked="" type="checkbox"/>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Sub018</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the n of Nightingale Way, Granville Terr, Chestnut Terr & Allenby's Chase, Sutton Bridge			
<b>Site area (Hectares)</b>	5.46 <b>Site capacity at 30 dph:</b>	164 <b>Site capacity at 25 dph:</b>	136 <b>Site capacity at 20 dph:</b>	109 <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 relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<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> 59 <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>In scale with the 273 dwellings sought for Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. If the site is developed with Sub024 the only roads actually abutting the site appear to be Nightingale Way and Withington Street. There are un-adopted sections of road at the ends of Granville Terrace and Chestnut Terrace (the end of which is purportedly in the ownership of SHDC) and there is an un-adopted garage area at the end of Allenby's Chase. Ideally any development on this site should be served by all the roads leading northwards from Bridge Road so that traffic movements are not concentrated on just one road. However, a current Planning Application at the end of Withington Street has attracted a lot of neighbour, Parish Council and Ward Member opposition so the same/more opposition might be expected for this site. There are problems with visibility where Granville Terrace, Withington Street and Chestnut Terrace meet Bridge Road due to the on-street parking areas along Bridge Road. There are Public Rights of Way over this site.</p> <p>Consequently, although there are issues with the site it is considered a suitable option.</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>Sub020</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	The Chippings, New Road, Sutton Bridge								
<b>Site area (Hectares)</b>	0.15	<b>Site capacity at 30 dph:</b>	4	<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>		Yes						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Full planning permission (ref, H18-0684-09) for the construction of 3 dwellings has lapsed.								
<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 low (although flood mitigation costs are likely). Although planning permission has lapsed, there remains a reasonable prospect that it will soon 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>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is previously developed land with access from New Road;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. LCC highway comments are as Sub016.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</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>Sub021</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the rear of 76 New Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.19 <b>Site capacity at 30 dph:</b>	6 <b>Site capacity at 25 dph:</b>	5 <b>Site capacity at 20 dph:</b>	4 <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 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>		2	
	<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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is previously developed land behind frontage development with the golf club to the east. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation;</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. As a private drive serving say just a couple of plots, this would not be unacceptable.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all <input checked="" type="checkbox"/>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Sub023</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Railway Lane, Sutton Bridge			
<b>Site area (Hectares)</b>	2.01 <b>Site capacity at 30 dph:</b>	60 <b>Site capacity at 25 dph:</b>	50 <b>Site capacity at 20 dph:</b>	40 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners are not all identified and their intentions for the land are unknown. Land assembly could be difficult and protracted.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>No</b>		
<b>Explanation</b>	Low achievability. Values are moderate, and opening-up infrastructure costs are likely to be high owing to the need to purchase privately owned dwellings that are fairly compact in order to redevelop the area comprehensively. Flood mitigation costs are also likely. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<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> 16 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities via a subway but is not located adjacent to the existing built-up area (defined settlement limit) because it is south of the A17;</p> <p>SITE CHARACTERISTICS - The site is previously developed land and consequently would not change the character of the area. There are no bad neighbour uses. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle via a subway under the A17. There are bus stops on Bridge Road.</p> <p>However, the A17 provides a defensible boundary to Sutton Bridge and consequently, the site is considered unsuitable.</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>Sub024</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Withington Street and Chestnut Terrace, Sutton Bridge			
<b>Site area (Hectares)</b>	3.72 <b>Site capacity at 30 dph:</b>	112 <b>Site capacity at 25 dph:</b>	93 <b>Site capacity at 20 dph:</b>	74 <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 relatively high (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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> 24 <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>In scale with the 273 dwellings sought for Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. If the primary school requires more space some of the site might help achieve this.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value. No bad neighbour uses.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. If the site is developed with Sub018 the only roads actually abutting the site appear to be Nightingale Way and Withington Street. There are un-adopted sections of road at the ends of Granville Terrace and Chestnut Terrace (the end of which is purportedly in the ownership of SHDC) and there is an un-adopted garage area at the end of Allenby's Chase. Ideally any development on this site should be served by all the roads leading northwards from Bridge Road so that traffic movements are not concentrated on just one road. However, a current Planning Application at the end of Withington Street has attracted a lot of neighbour, Parish Council and Ward Member opposition so the same/more opposition might be expected for this site. There are problems with visibility where Granville Terrace, Withington Street and Chestnut Terrace meet Bridge Road due to the on-street parking areas along Bridge Road. There are Public Rights of Way over this site.</p> <p>Consequently, although there are issues with the site it is considered a suitable option.</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>Sub025</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	0.3 <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>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated or included within the settlement boundary, there is a reasonable prospect that it will 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 type="checkbox"/> No		
<b>Explanation</b>	<p>The site is in scale with the 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets the site's development would harm the appearance of the area - it would create an incongruous ribbon of development that would appear unrelated to the existing town.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is relatively accessible to Sutton Bridge's existing services and facilities, it is not within or adjacent to Sutton Bridge's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value (although there are trees on its Bridge Road frontage). However, it is not previously developed land, and is grade 1 agricultural land.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development would be unlikely to create or exacerbate traffic problems.</p> <p>☒</p> <p>Unsuitable, due to adverse environmental impacts and poor location. However, if site Sub013 is allocated for development &amp; the cemetery to the rear of site Sub025 is developed, the issues concerning environmental impacts and poor location would potentially be overcome.</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>Sub026</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	West Bank, Sutton Bridge								
<b>Site area (Hectares)</b>	4.74	<b>Site capacity at 30 dph:</b>	142	<b>Site capacity at 25 dph:</b>	118	<b>Site capacity at 20 dph:</b>	95	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>No</b>						
<b>Explanation</b>	The site is currently in a variety of commercial uses, and the its owners have not been identified. The owners intentions for their land are unknown, and consequently the site cannot be considered as available.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>No</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high (including flood mitigation, site clearance and possible decontamination costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<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>					45			
	<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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and the site's redevelopment would not harm the appearance of the area - indeed there is the potential for environmental improvements.</p> <p>INFRASTRUCTURE - although its development will not place undue burdens on existing infrastructure, it is currently in use (and allocated) for employment purposes. The Employment Land Technical Paper (January 2016) identifies that it is an established employment site in an accessible location, suitable for B-Uses, and concludes that its should be safeguarded as an Existing Main Employment Site. Consequently, it is considered that its loss to an alternative use would have adverse economic impacts.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities is located within the existing built-up area.</p> <p>SITE CHARACTERISTICS - it has no intrinsic amenity value, and is previously-developed or agricultural land. The site abuts Sutton Bridge Port, the traffic to which may impact upon residential amenities.</p> <p>TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, and its development would be unlikely to create or exacerbate traffic problems.</p> <p>☐</p> <p>Unsuitable, due to adverse infrastructure impacts - loss of employment land.</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			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Sub027</b>	<b>Settlement:</b>	Sutton Bridge	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Bridge Road, Sutton Bridge			
<b>Site area (Hectares)</b>	10.37 <b>Site capacity at 30 dph:</b>	311 <b>Site capacity at 25 dph:</b>	259 <b>Site capacity at 20 dph:</b>	207 <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 relatively high including school improvement and flood mitigation costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 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> 57 <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 273 dwellings which the emerging Local Plan seeks to be developed in Sutton Bridge.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Sutton Bridge's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It would extend the town towards the A17 as the Falklands estate has and therefore is in character. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. One possible access affects a layby and may cause objections. Another is further east affecting informal roadside parking. The opening is long enough to be able to accommodate a suitable junction with the required visibility splays. This is within the 30 mph limit. There is also a gap between numbers 37 and 39 Falklands Road that appears to have been left in order to form an access from that road into this site. The opening appears to be wide enough to be able to form a suitable junction here.</p> <p>Consequently, 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"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m	