

Reference	Sub001	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the north of Br	idge Road, Sutton Bridge	2	
Site area (Hectares)	0.74 Site capacity at 30 dph:	22 Site capacity at 25 dph:	18 Site capacity at 20 dph:	15 Site capacity from planning permissions:
Availability	Is the site available	No No		permosionor
Explanation	The owners are not ide	ntified and their future i	ntentions for the land are	unknown.
Achievability	Is the site achieval	Yes		
Explanation	(although flood mitigat	ion costs are likely. If it is		ure costs are likely to be very low onable prospect that it would be ).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		12 3	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	Yes		
	hedge on the road side INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (constitution of the street of the site). There are no bad neigh TRANSPORT - services a close to the site.	ill not lead to the loss of frastructure or communible to Sutton Bridge's exterined settlement limit) The site has some ame bour uses. Visual impactand facilities are potentials considered suitable.	f, nor place undue burden lity facilities. kisting services and facilitie ; enity value owing to it beir s on neighbours would be	built or heritage assets. There is a s on, existing infrastructure, such es and is located adjacent to the ag open and farmed grade 1 land. acceptable. bicycle. There are two bus stops
Classification	Unde	evelopable		
FIUUU IISK	ne 1 ne 2	No hazard Low hazard		No Depth 0m to 0.25m
	ne 3a	Danger for s		0.25m to 0.50m
Zoı	ne3b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
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Reference	Sub002	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the south of Br	dge Road, Sutton Bridge		
Site area (Hectares)	0.46 Site capacity at 30 dph:	14 Site capacity at 25 dph:	12 Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability	Is the site available	No No		permissions.
Explanation	The owners are not ide	ntified and their future in	ntentions for the land are	e unknown.
Achievability	Is the site achieval	Yes		
Explanation	(although flood mitigat		s allocated, there is a rea	ture costs are likely to be very low asonable 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:		9	
Suitability	Is the site suitable?	No		
Explanation	Bridge. ENVIRONMENTAL IMPA hedge/trees on the roal INFRASTRUCTURE - it was open space, green in LOCATION - It is accessifing built-up are SITE CHARACTERISTICS. There are no bad neigh number of dwellings it up area TRANSPORT - services a close to the site.	ACTS - it will not have adv d side, which is a layby at will not lead to the loss of, frastructure or communi ble to Sutton Bridge's exi a (defined settlement lin - The site has some amen bour uses. It would creat would deliver) increase the	verse impacts on natural, this point.  In nor place undue burder ty facilities. isting services and facilitinit);  In nity value owing to it beile ribbon development whe visual impact and performants.	seeks to be developed in Sutton built or heritage assets. There is a s on, existing infrastructure, such ies but is not located adjacent to ng open and farmed grade 1 land. which would (in relation to the ceived extent of the village's built- d bicycle. There are two bus stops
Classification  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sub003	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the north of Ke	strel Close, Sutton Bridge	2	
Site area (Hectares)	0.41 Site capacity at 30 dph:	12 Site capacity at 25 dph:	Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available	No No		permissions.
Explanation	The owners are not ide	ntified and their future in	ntentions for the land are	unknown.
Achievability	Is the site achieval	Yes		
Explanation	(although flood mitigat		s allocated, there is a rea	ure costs are likely to be very low sonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable	No No		
Explanation	Bridge. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS otherwise their remova TRANSPORT - services accessed by a track tha	ACTS - it will not have advill not lead to the loss of, ifrastructure or communitible to Sutton Bridge's existefined settlement limit); - The site has some unusual might benefit the nearband facilities are potential wer it does not appear that truns between new dwell.	verse impacts on natural, , nor place undue burden ity facilities. isting services and facilitie ed agricultural buildings, by residents. Ily accessible on foot and at an acceptable vehicula Ilings and crosses an acce	es and is located adjacent to the which may contain Barn Owls but bicycle. There are two bus stops r access is available since it is
Classification	Unde	evelopable		
Flood risk Zone 2		No hazard Low hazard		No Depth 0m to 0.25m
Zone 3 Zone3		Danger for so Danger for m Danger for al	ost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
		ı		1

Reference	Sub004	Settle	ement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the north-wes	t of Granville	Terrace, Sut	ton Bridge	
Site area (Hectares)	2.66 Site capacity at 30 dph:		capacity 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning
Availability	Is the site available	e?	No		permissions:
Explanation	The owners are not id	entified and th	neir future ir	ntentions for the land ar	e unknown.
Achievability	Is the site achieva	ble?	Yes		
Explanation	low, (although flood n	itigation costs	s are likely).		cture costs are likely to be relatively s a reasonable prospect that it fore year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			50 3	
Suitability	Is the site suitable	?	Yes		
	Hydraulic Engine Hous graded building) abuts wider setting of 8-10 E that there is insufficien prepared to guide the settings of the listed building high quality of design INFRASTRUCTURE - it LOCATION - It is acces existing built-up area (SITE CHARACTERISTIC). There are no bad neight TRANSPORT - services Bridge Road. The road might be unachievable	e, Bridge Hou- the site at its dridge Road, the information potential future uildings within to set the beneal will not lead to sible to Sutton defined settle 5 - The site has abour uses. and facilities a access would because the ome bungalow	se West and eastern extra New Inn a on which to re intensific in the site, & chmark for a the loss of a Bridge's exment limit); a some ame are potential most likely public highwas and is not	27 The Park) sit within ent. The location and exempt the Church of St Materian of uses on the site those in close proximity new development.  In nor place undue burde isting services & facilitie inity value owing to it be a lly accessible on foot an be via Nightingale Way:	it. Cross Keys Bridge (a highly stent of the site also impacts on the atthew. However, it is considered effect. A design brief should be in a way that reflects the historic v. It should also reflect upon the enson, existing infrastructure. es, & is located adjacent to the ening open and farmed grade 1 land. In the discovery is a gravel drive egistry.
Classification	Und	evelopable	9		
Zo Zo	ne 1 ne 2 ne 3a ne3b	L C C	lo hazard ow hazard panger for so panger for m panger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Sub005	Settlement:	Sutton Bridge	Phase two SHLAA sites				
Address	Land to the south of Bri	dge Road, Sutton Bridge						
Site area (Hectares)	0.37 Site capacity at 30 dph:	Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning permissions:				
Availability	Is the site available	s the site available?						
Explanation	The owners are not ide	ntified and their intentior	s for the land are unknow	wn.				
Achievability	Is the site achievab	Yes						
Explanation	(although flood mitigat		allocated, there is a reas	ure costs are likely to be very low sonable 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:		7					
Suitability	Is the site suitable?	No						
Explanation	Bridge. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accession the existing built-up are SITE CHARACTERISTICS. There are no bad neigh number of dwellings it was a real transport - services a close to the site.	ACTS - it will not have advill not lead to the loss of, frastructure or communitible to Sutton Bridge's exita (defined settlement limerate and the site has some amerate bour uses. It would create would deliver) increase the	erse impacts on natural, nor place undue burdens y facilities. sting services and facilitie it); ity value owing to it bein e ribbon development wh e visual impact and perce	built or heritage assets. s on, existing infrastructure, such es but is not located adjacent to ag open and farmed grade 1 land. hich would (in relation to the eived extent of the village's built- bicycle. There are two bus stops				
Classification  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Sub006	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the south of Bri	dge Road, Sutton Bridge		
Site area (Hectares)	1.45 Site capacity at 30 dph:	44 Site capacity at 25 dph:	36 Site capacity at 20 dph:	29 Site capacity from planning
Availability	Is the site available	? No		permissions:
Explanation	The owners are not ide	ntified and their intention	ns for the land are unknow	n.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigati	on costs are likely). If it i		e 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:		24 5	
Suitability	Is the site suitable?	No		
Explanation	Bridge. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accessing the existing built-up are SITE CHARACTERISTICS. There are no bad neighl number of dwellings it wup area TRANSPORT - services a close to the site.	CTS - it will not have advill not lead to the loss of frastructure or communible to Sutton Bridge's exa (defined settlement line. The site has some amenour uses. It would creat would deliver) increase the sour was a some and the site has some amenour uses.	verse impacts on natural, b , nor place undue burdens ity facilities. isting services and facilities nit); nity value owing to it being e ribbon development which he visual impact and percei	eks to be developed in Sutton  uilt or heritage assets.  on, existing infrastructure, such  but is not located adjacent to  open and farmed grade 1 land.  ch would (in relation to the  ved extent of the village's built-  icycle. There are two bus stops
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Sub007	Settlement:	Sutton Bridge	Phase two SHLAA sites			
Address	Land to the north of Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge						
Site area (Hectares)	3.76 Site capacity at 30 dph:	Site capacity at 25 dph:	94 Site capacity at 20 dph:	75 Site capacity from planning permissions:			
Availability	Is the site available?	No		permissions.			
Explanation	The owners are not ident	ified and their intentior	ns for the land are unknowr	1.			
Achievability	Is the site achievable	Yes					
Explanation	low (although flood mitig	ation costs are likely). I		e costs are likely to be relatively easonable prospect that it would 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 25				
Suitability	Is the site suitable?	Yes					
Explanation	Bridge. ENVIRONMENTAL IMPACINFRASTRUCTURE - it will as open space, green infra LOCATION - It is accessible existing built-up area (def SITE CHARACTERISTICS - There are no bad neighbor TRANSPORT - services and Bridge Road. The road accemight be unachievable be serving the field and some is adopted highway the si	TS - it will not have advenot lead to the loss of, astructure or communitie to Sutton Bridge's exifined settlement limit); The site has some amerour uses. It is a facilities are potential cess would most likely because the public highway bungalows and is not the does not include langth. If it was developed	rerse impacts on natural, but nor place undue burdens of ty facilities. Sting services and facilities whity value owing to it being accessible on foot and bid be via Alanby's Chase since may does not meet the site. The registered at the land regisd at the end of Withington	on, existing infrastructure, such is located adjacent to the open and farmed grade 1 land.  cycle. There are bus stops on access via Granville Terrace			
Classification	Undev	elopable					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for so Danger for mo	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m			

Reference	Sub008		Settlement:	31	utton Bridge		Phase two SHLAA sites
Address	Land to the south of th	ie A17, St	utton Bridge				
Site area (Hectares)	25.79 Site capacity at 30 dph:	774	Site capacity at 25 dph:	645	Site capacity at 20 dph:	516	Site capacity from planning permissions:
Availability	Is the site available	e?	No				permissions.
Explanation	The owners are not ide	entified a	nd their intentio	ns for th	e land are unkno	own.	
Achievability	Is the site achieval	ble?	Yes				
Explanation		itigation	costs). Nonethe	less, If it	is allocated, the	re is a re	es are likely to be relatively asonable prospect that it 205).
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:			50 250 216			
Suitability	Is the site suitable	?	No				
Explanation	as open space, green in LOCATION - It is access adjacent to the existing SITE CHARACTERISTICS There are no bad neigharea's character - deve perceived as part of the SHDC Environmental H further investigation;	it provide ACTS - it vill not le infrastruct sible to Sug built-up is - The sit inbour use lopment e town's ealth ide and facilips on Brid	es twice the requill not have ad ad to the loss of ture or communutton Bridge's example and defined see has some ames. It would extern this side of the main built-up antify that the side ge Road.	uirment. verse im f, nor pla iity facilit kisting se ettlemer enity valu nd the to he A17 is rea, and o te is on a	pacts on natural, ce undue burder ies. rvices and faciliti it limit) because e owing to it beitwn to the south currently relativonsequently this list of potentially	, built or ns on, exi ies via a s it is sout ng open of the A vely limit s land ha y contam	heritage assets. sting infrastructure, such subway but is not located h of the A17; and farmed grade 1 land. 17 to the detriment of the ed in scale and is not s a countryside character.
Classification	Unde	evelop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

leference	Sub009	Settlement:	Sutton Bridge	Phase two SHLAA sites L
ddress	Land to the south of To	dkill's Lane, Sutton Bri	dge	
te area (Hectares)	3.56 Site capacity at 30 dph:	107 Site capacity at 25 dph:	89 Site capacity at 20 dph:	71 Site capacity from planning permissions:
vailability	Is the site available	No No		permissions.
rplanation	The owners are not ide	ntified and their intent	ions for the land are unkn	own.
chievability	Is the site achievab	ole? Yes		
cplanation	low (although flood mit	tigation costs are likely		ture costs are likely to be relatively a reasonable prospect that it would ar 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 21	
uitability	Is the site suitable	No No		
	INFRASTRUCTURE - it was open space, green in LOCATION - It is not as located adjacent to the SITE CHARACTERISTICS There are no bad neigh area's character - devel perceived as part of the SHDC Environmental Hefurther investigation;	vill not lead to the loss if rastructure or comminancessible to Sutton Braining built-up area - The site has some an bour uses. It would extopment on this side of a town's main built-up ealth identify that the land facilities are potential.	unity facilities. Gridge's existing services and (defined settlement limit) then the value owing to it be send the town to the east of the river is currently related area, and consequently this ite is on a list of potential tially accessible on foot an	I, built or heritage assets. Ins on, existing infrastructure, such Id facilities as other sites and is not Id facilities as other sites and is not Id facilities as other sites and is not Id facilities and farmed grade 1 land. If the river to the detriment of the Id fively limited in scale and is not Id is land has a countryside character. In contaminated sites requiring Id bicycle via the bridge. There are
lassification	Unde	evelopable		
Zo	one 1 one 2 one 3a	No hazard Low hazar Danger for		No Depth 0m to 0.25m

Reference	Sub010	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the north of St N	latthew's Drive, Sutton	Bridge	
Site area (Hectares)	2.63 Site capacity at 30 dph:	79 Site capacity at 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning permissions:
Availability	Is the site available?	No		
Explanation	The owners are not ident	tified and their intentio	ns for the land are unknow	vn.
Achievability	Is the site achievable	Yes		
Explanation	low although flood mitig	ation costs are likely). I		re costs are likely to be relatively easonable prospect that it would 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 3	
Suitability	Is the site suitable?	No		
Explanation	Bridge. ENVIRONMENTAL IMPACINFRASTRUCTURE - it will open space, green infrast LOCATION - It is accessible existing built-up area (de SITE CHARACTERISTICS - There are no bad neighbour TRANSPORT - services an Bridge Road.	TTS - it will not have add I lead to the loss of, or tructure or community le to Sutton Bridge's ex fined settlement limit); The site has some ame our uses; In differential	verse impacts on natural, be place undue burdens on, e facilities because the site in isting services and facilities in the intervalue owing to it being	xisting infrastructure, such as
Classification	Undev	relopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m 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	Sub011	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the west of New	Road, Sutton Bridge		
Site area (Hectares)	3.07 Site capacity at 30 dph:	92 Site capacity at 25 dph:	77 Site capacity at 20 dph:	61 Site capacity from planning permissions:
Availability	Is the site available?	No		permissions.
Explanation	The owners are not iden	tified and their intention	s for the land are unknown.	
Achievability	Is the site achievabl	e? Yes		
Explanation	low (although flood mitig	gation costs are likely). If		costs are likely to be relatively asonable 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 11	
Suitability	Is the site suitable?	Yes		
Explanation	Bridge. ENVIRONMENTAL IMPACINFRASTRUCTURE - it will as open space, green infollocation - It is accessible existing built-up area (de SITE CHARACTERISTICS - The access crosses an order.)	CTS - it will not have advill not lead to the loss of, rastructure or communities to Sutton Bridge's existing settlement limit); The site has some amen chard. There are no bad and facilities are potential	erse impacts on natural, bui nor place undue burdens or y facilities. iting services and facilities is ity value owing to it being oneighbour uses.	n, existing infrastructure, such
Classification	Undev	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for mo 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

	Sub012	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the east of New	Road, Sutton Bridge		
Site area (Hectares)	1.78 Site capacity at 30 dph:	53 Site capacity at 25 dph:	44 Site capacity at 20 dph:	36 Site capacity from planning
Availability	Is the site available?	No		permissions:
Explanation	The owners are not iden	tified and their intentior	s for the land are unkno	own.
Achievability	Is the site achievabl	e? Yes		
Explanation		on costs are likely). If it is	allocated, there is a rea	sure costs are likely to be low asonable 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:		24 12	
Suitability	Is the site suitable?	No		
	open space, green infras LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS - use. There are potential	Il lead to the loss of, or p tructure or community to tole to Sutton Bridge's exi efined settlement limit); The site has some amer bad neighbour isses owi and facilities are potential	lace undue burdens on, acilities since the site is sting services and facilitiity value owing to it being to the site being adja	existing infrastructure, such as the driving range of the golf course. les is located adjacent to the ang open and used for a recreation
Classification	Unde	velopable		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Sub013		Settlement:	Sutton Br	1460	Phase two SHLAA sites
Address	Land to the south of Br	idge Roa	d, Sutton Bridge	2		
Site area (Hectares)	Site capacity at 30 dph:	311	Site capacity at 25 dph:	259 Site ca at 20 d		Site capacity from planning permissions:
Availability	Is the site available	?	Yes			permissions.
Explanation	Although there is no pla	anning p	ermission or allo	ocation, there ar	e no known lega	or ownership problems.
Achievability	Is the site achieval	le?	Yes			
Explanation	Moderate achievability high (including flood m developed (assumed to	itigation	costs). If it is all	ocated, there is	a reasonable pro	sts are likely to be relatively spect 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:			50 125 32		
Suitability	Is the site suitable?	?	Yes			
Explanation	Bridge. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS There are no bad neigh and therefore is in char contaminated sites req TRANSPORT - services a Bridge Road. One possi informal roadside parki the required visibility sp	ACTS - it all issues, will not le frastruct ble to Sulefined s - The sit bour use acter. Shuiring fund facili ble accesing. The colays. The appears to be wide	will not have ad further informa ad to the loss of ture or communition Bridge's exettlement limit) as has some ame as. It would extend Environmenther investigatities are potentials affects a laybopening is long is is within the action have been less enough to be a	lverse impacts or ation may be required, nor place undurity facilities. existing services a control with the town town tal Health idention. ally accessible or y and may cause enough to be abled mph limit. The ft in order to for	n natural, built or uired dependant ue burdens on, ex and facilities and it g to it being open vards the A17 as ify that the site is n foot and bicycle objections. Anot le to accommoda ere is also a gap to m an access fron	is located adjacent to the and farmed grade 1 land. the Falklands estate has son a list of potentially e. There are bus stops on their is further east affecting ate a suitable junction with petween numbers 37 and in that road into this site.
Classification	Deve	lopabl	e (16-20)			
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost	0n 0.: 0.:	D Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m .0m

Reference	Sub014	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the west of Cu	stom House Street, Suttor	Bridge	
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 available	Yes		permissions:
Explanation	Although there is no pl	anning permission or alloo	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	(although flood mitigat		allocated, there is a reas	ure costs are likely to be low conable prospect that it would be ).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - it copen space, green infradoes not appear to have LOCATION - It is accessexisting built-up area (COSITE CHARACTERISTICS development on the oto TRANSPORT - services Bridge Road.	astructure or community for been used for some time ible to Sutton Bridge's exiclefined settlement limit); is a The site has residential ther two. The site may be	place undue burdens on acilities. The land is lable e. sting services and facilitie development on two side affected by the neighbou	es and commercial/port
Classification	Unde	evelopable		
Flood Fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Sub015	•	Settlement:	Sui	ton Bridge		Phase two SHLAA	i sites $\square$
Address	Land to the east of Rail	way Lan	e, Sutton Bridge	2				
Site area (Hectares)	7.38 Site capacity at 30 dph:	221	Site capacity at 25 dph:		Site capacity at 20 dph:	148	Site capacity from planning permissions:	
Availability	Is the site available	e?	Yes				permissions.	
Explanation	Although there is no pl	anning p	ermission or all	ocation, th	ere are no kno	wn legal	or ownership pro	blems.
Achievability	Is the site achieval	ble?	Yes					
Explanation	Moderate achievability low (although flood mibe developed (assumed	tigation (	costs are likely)	. If it is allo	cated, there is	a reason		
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 98				
Suitability	Is the site suitable	?	No					
Explanation	The site is in scale with Bridge. ENVIRONMENTAL IMP, INFRASTRUCTURE - it v as open space, green in LOCATION - It is access adjacent to the existing SITE CHARACTERISTICS There are no bad neigh area's character - deve perceived as part of the SHDC Environmental H further investigation; TRANSPORT - services a A17. There are bus stop Consequently, the site	ACTS - it vill not le ifrastruct ible to Si g built-up - The sit ibour use lopment e town's ealth ide and facili os on Brid is consid	will not have acted to the loss of ture or communition Bridge's elements of the loss of th	dverse import, nor place inity facilities xisting service settlement enity value end the tove the A17 is corea, and cote is on a limitally access	acts on natural, e undue burder es vices and facilit limit) because owing to it bei vn to the south currently relationsequently thi st of potentiall	, built or ns on, exi ies via a s it is sout ng open of the A vely limit s land ha y contam	heritage assets. isting infrastructur subway but is not h of the A17; and farmed grade 17 to the detrime ed in scale and is is a countryside ch	re, such located 1 land. nt of the not naracter. iring
Flood risk  Zone Zone Zone Zone	1 2 3a	evelop	No hazard Low hazard Danger for s			0m 0.2	Depth to 0.25m 5m to 0.50m 0m to 1.0m	
201103			Danger for a			1.0	m to 2.0m 0m	

Address Site area (Hectares)	Land to the west of Nev	w Road, Sutton Bridge		
Site area (Hectares)				
	3.1 Site capacity at 30 dph:	93 Site capacity at 25 dph:	78 Site capacity at 20 dph:	62 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high (including flood mi	itigation costs). Nonethe		ture costs are likely to be relatively re is a reasonable prospect that it ore 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 12	
Suitability	Is the site suitable?	Yes		
	no major archaeologica INFRASTRUCTURE - it w open space, green infra LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS There are no bad neighl TRANSPORT - services a Bridge Road. This site w of Wright's Lane. This p to come forward beyon	Il issues, further informatill not lead to the loss of structure or community ble to Sutton Bridge's exterior and settlement limit). The site has some amount uses. It would extern facilities are potential ould be suitable provider oposal would make Wright this land (accepting Sune with New Road is slight this site.	tion may be required depty, or place undue burdens facilities. disting services and facilities; enity value owing to it beind the town to the northally accessible on foot anged there is a lawful use of ight's Lane a fairly large outpood), we would require	in built or heritage assets. There are pendant on development. It is on, existing infrastructure, such as it is and is located adjacent to the sing open and farmed grade 1 land. In character with its current form; it bicycle. There are bus stops on it is the area beyond the adopted end cul-de-sac and if further land were as a secondary access point. The is not so unsafe that it would
i loou i ian	one 1	No hazard		No Depth
Z	one 2 one 3a one3b	Low hazard Danger for s Danger for r Danger for a	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sub017	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the south of E	Bridge Road, Sutton Bridge		
Site area (Hectares)	0.24 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(although flood mitiga		allocated, there is a reas	ure costs are likely to be low sonable prospect that it would be ).
Assumed delivery rat	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	5: )	5	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - it as open space, green LOCATION - It is access existing built-up area SITE CHARACTERISTIC developed housing es TRANSPORT - services Bridge Road. The fron brownfield site and w would have to be access the preferred option is area of Sir Peter Scott	infrastructure or community sible to Sutton Bridge's exis (defined settlement limit); CS - The site is previously deviate. There is a retail use to a and facilities are potentially tage of this site is very close ould have generated some repted. A private driveway se	nor place undue burdens y facilities. ting services and facilities reloped land adjacent to the west; y accessible on foot and to the existing junction movement so the principal trying a limited number of opears to not have a cor	s on, existing infrastructure, such as and is located within the the access to a recently bicycle. There are bus stops on of Sir Peter Scott Road. It is a ble of some development here of (low density) plots would be mmon boundary with the adopted
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Sub018	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the n of Nightingal	e Way, Granville Ter	r, Chestnut Terr & Allenb	y's Chase, Sutton Bridge
Site area (Hectares)	5.46 Site capacity at 30 dph:	Site capacity at 25 dph:	136 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planni	ng permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		ion costs are likely).	If it is allocated, there is	ture costs are likely to be relatively 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 59	
Suitability	Is the site suitable?	Yes		
	no major archaeological iss INFRASTRUCTURE - it will n as open space, green infras LOCATION - It is accessible existing built-up area (defir SITE CHARACTERISTICS - The There are no bad neighbou TRANSPORT - services and Bridge Road. If the site is do Nightingale Way and Within Terrace and Chestnut Terrace un-adopted garage area at served by all the roads lead concentrated on just one ro has attracted a lot of neigh opposition might be expect	ues, further information lead to the loss of tructure or communition Sutton Bridge's elect settlement limities site has some amore uses.  Ifacilities are potenties eveloped with Subolington Street. Therefore (the end of Milenby's ling northwards from the end of Allenby's ling northwards from the unities of the site. The struct Terrace meet is strong over this site.	ation may be required depty, nor place undue burdenity facilities.  Existing services and facility;  Enity value owing to it beneatly accessible on foot and the enity roads actually are un-adopted sections in its purportedly in the own Chase. Ideally any develor Bridge Road so that trainent Planning Application and Ward Member opporte are problems with visite Bridge Road due to the orsite.	ins on, existing infrastructure, such ties is located adjacent to the ing open and farmed grade 1 land.  In d bicycle. There are bus stops on abutting the site appear to be of road at the ends of Granville prership of SHDC) and there is an appment on this site should be fific movements are not at the end of Withington Street position so the same/more oility where Granville Terrace, in-street parking areas along Bridge
Classification	Develop	able (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

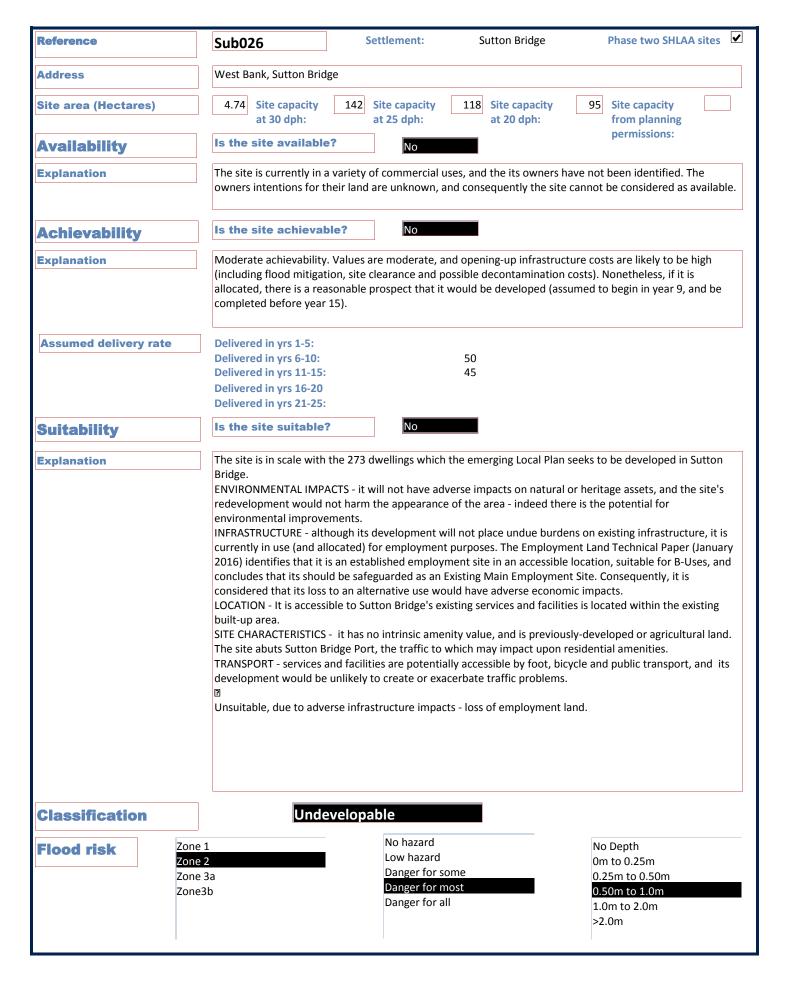
Reference	Sub020	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	The Chippings, New Road	Sutton Bridge		
Site area (Hectares)	0.15 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plani Full planning permission (			n legal or ownership problems. ings has lapsed.
Achievability	Is the site achievable	? Yes		
Explanation	(although flood mitigation	costs are likely). Altho	ugh planning permission h	re costs are likely to be low nas lapsed, there remains a ear 7, and be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	Yes		
	as open space, green infra LOCATION - It is accessible existing built-up area (def SITE CHARACTERISTICS - T	not lead to the loss of, structure or communit to Sutton Bridge's existence settlement limit); he site is previously de I facilities are potential comments are as SubC	nor place undue burdens y facilities. ting services and facilities yeloped land with access y accessible on foot and b	on, existing infrastructure, such
Classification	Develo	pable (06-10)		
z Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for mo 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

	Sub021	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the rear of 76 N	ew Road, Sutton Bridge		
Site area (Hectares)	0.19 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	(although flood mitigation	on costs are likely). Planni	ng permission is outstan	ding and there is a reasonable e 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:		2	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - club to the east. SHDC E sites requiring further in TRANSPORT - services a	rastructure or community ole to Sutton Bridge's exist efined settlement limit); The site is previously dev nvironmental Health iden evestigation; nd facilities are potentially e drive serving say just a control	nor place undue burdens y facilities. ting services and facilitie reloped land behind fron tify that the site is on a li y accessible on foot and	on, existing infrastructure, such s and is located within the tage development with the golf st of potentially contaminated bicycle. There are bus stops on
	ne 1	No hazard Low hazard Danger for son 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

	Sub023 Settlement: Sutton Bridge Phase two SHLAA sites
Address	Land to the east of Railway Lane, Sutton Bridge
Site area (Hectares)	2.01 Site capacity at 30 dph: 50 Site capacity at 25 dph: 50 Site capacity at 20 dph: 40 Site capacity from planning
Availability	Is the site available?
Explanation	The owners are not all identified and their intentions for the land are unknown. Land assembly could be difficult and protracted.
Achievability	Is the site achievable?
Explanation	Low achievability. Values are moderate, and opening-up infrastructure costs are likely to be high owing to the need to purchase privately owned dwellings that are fairly compact inorder 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).
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:
Suitability	Is the site suitable?
	Bridge. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. 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. 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; 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.  TRANSPORT - services and facilities are potentially accessible on foot and bicycle via a subway under the A17. There are bus stops on Bridge Road.  However, the A17 provides a defensible boundary to Sutton Bridge and consequently, the site is considered unsuitable.
Classification	Undevelopable
I lood lisk	Zone 1 Zone 2 Low hazard Danger for some Zone 3a Zone3b  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	Sub024	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the north of W	thington Street and Che	estnut Terrace, Sutton Brid	ge
Site area (Hectares)	3.72 Site capacity at 30 dph:	Site capacity at 25 dph:	93 Site capacity at 20 dph:	74 Site capacity from planning permissions:
Availability	Is the site available	Yes		<b>F</b>
Explanation	Although there is no pla	anning permission or all	ocation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	high (including flood m	itigation costs). If it is al		ble prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50 24	
	Delivered in yrs 11-15: Delivered in yrs 16-20		24	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	In scale with the 273 dv		Daide	
	some of the site might LOCATION - It is accessivating built-up area (consisted in the site of the site	help achieve this. ble to Sutton Bridge's e lefined settlement limit - The site has some amound facilities are potenti is developed with SubO: lithington Street. There errace (the end of whice a at the end of Allenby's leading northwards from the road. However, a cur eighbour, Parish Council pected for this site. The Chestnut Terrace meet I Rights of Way over this	xisting services and facilities; enity value. No bad neighb ally accessible on foot and 18 the only roads actually a are un-adopted sections o h is purportedly in the owr c Chase. Ideally any develop m Bridge Road so that traff rent Planning Application a l and Ward Member oppos re are problems with visibi Bridge Road due to the on-	I bicycle. There are bus stops on abutting the site appear to be froad at the ends of Granville nership of SHDC) and there is an pment on this site should be fic movements are not at the end of Withington Street sition so the same/more lity where Granville Terrace, estreet parking areas along Bridge
Classification	Deve	lopable (11-15)		
Flood risk Zone	1	No hazard		No Depth
Zone		Low hazard		0m to 0.25m
Zone		Danger for s Danger for s		0.25m to 0.50m
Zone	3b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
I		l		I

Site area (Hectares)  Availability	0.3 Site capacity at 30 dph:	dge Road, Sutton Bridge  9 Site capacity		
Availability	at 30 dph:	9 Site capacity		
Availability	41 14 11 11	at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning permissions:
	the site available	<b>?</b> Yes		permissions.
Explanation	though there is no pla	nning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	the site achievab	le?		
(a th	lthough flood mitigati	on costs are likely). If it is	s allocated or included wit	re costs are likely to be low hin the settlement boundary, in year 7, and be completed
De De	elivered in yrs 1-5: elivered in yrs 6-10: elivered in yrs 11-15: elivered in yrs 16-20 elivered in yrs 21-25:		6	
<b>Suitability</b> Is	the site suitable?	No		
Br EN sit de IN LC wi SI' va ar TF de	ridge. NVIRONMENTAL IMPA te's development woule evelopment that woule IFRASTRUCTURE - it we DCATION - although it ithin or adjacent to Su TE CHARACTERISTICS - alue (although there are and is grade 1 agricultur RANSPORT - services a evelopment would be an suitable, due to adve and development & the or	ACTS - although it will not lid harm the appearance d appear unrelated to th ill not lead to the loss of, is relatively accessible to tton Bridge's existing buthere are no nearby 'bore trees on its Bridge Roaral land.  Indicalities are potential unlikely to create or example of semestery to the rear of semestery to the rear of semestery to the rear of semestery.	t have adverse impacts on of the area - it would create existing town. , or place undue burdens of Sutton Bridge's existing still-up area (defined settler ad neighbour' uses, & the ad frontage). However, it is ally accessible by foot, bicycerbate traffic problems.	ervices and facilities, it is not ment limit); site has little intrinsic amenity s not previously developed land, cle and public transport, and its vever, if site Sub013 is allocated
Flood risk  Zone 1 Zone 2 Zone 3a Zone3b	Unde	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m



Reference	Sub027	Settlement:	Sutton Bridge	Phase two SHLAA sites
Address	Land to the south of Bri	dge Road, Sutton Bridge		
Site area (Hectares)	10.37 Site capacity at 30 dph:	311 Site capacity at 25 dph:	259 Site capacity at 20 dph:	207 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	high including school im reasonable prospect tha	provement and flood mit at it would be developed	igation costs. Nonethel although commenceme	eture costs are likely to be relatively less, if it is allocated, there is a ent may be delayed by the need to r 10, and be completed before year
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		25 125	
	Delivered in yrs 16-20		57	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	Bridge. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w as open space, green inf LOCATION - It is accessil existing built-up area (d SITE CHARACTERISTICS There are no bad neight and therefore is in chara contaminated sites requ TRANSPORT - services a Bridge Road. One possit informal roadside parkin the required visibility sp 39 Falklands Road that a The opening appears to  Consequently, the site is	CTS - it will not have advisil not lead to the loss of, frastructure or communitiole to Sutton Bridge's existefined settlement limit); The site has some amenour uses. It would extend facter. SHDC Environment airing further investigation of facilities are potential ple access affects a laybying. The opening is long er lays. This is within the 30 appears to have been left be wide enough to be absconsidered suitable.	erse impacts on natural nor place undue burder y facilities. Iting services and facilitity value owing to it being the town towards the place of the towards the tow	ies and is located adjacent to the ing open and farmed grade 1 land. A17 as the Falklands estate has he site is on a list of potentially d bicycle. There are bus stops on ins. Another is further east affecting ommodate a suitable junction with o a gap between numbers 37 and itess from that road into this site.
Classification	Devel	opable (16-20)		
I lood I lak	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m