



Reference	Sue001	Settlement:	Sutton St Edmund	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the west of Broadgate Road, Sutton St Edmund								
Site area (Hectares)	0.58	Site capacity at 30 dph:	17	Site capacity at 25 dph:	14	Site capacity at 20 dph:	12	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	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, there is a reasonable prospect that it will be developed (assumed to begin in year 7, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:					Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:					Delivered in yrs 16-20:			
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Sutton St Edmund, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on heritage assets, its development would have adverse impacts upon natural assets & the character and appearance of the area - although the site is an undeveloped gap in an otherwise built-up frontage, its development would harm the amenities of the area because the site is highly visually attractive thanks to the many mature trees it contains. It is highly unlikely that the site could be developed without the loss of the trees.</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 St Edmund's existing services and facilities, & is located adjacent to its existing built-up area.</p> <p>SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it is not in agricultural use, the site is not previously developed & has considerable amenity value.</p> <p>TRANSPORT - it is likely that the site could be developed without creating or exacerbating traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	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			

Reference Sue002 **Settlement:** Sutton St Edmund **Phase two SHLAA sites**

Address Land to the west of Broadgate Road, Sutton St Edmund

Site area (Hectares) 0.39 **Site capacity at 30 dph:** 12 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it will be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is part of Sutton St Edmund, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it is within the village's built-up area, & its redevelopment would cause no harm.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Sutton St Edmund's existing services and facilities, & is located within its existing built-up area.
SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, it is not in agricultural use, the site is previously developed & it has no particular amenity value.
TRANSPORT - it is likely that the site could be developed without creating or exacerbating traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

Classification **Undevelopable**

Flood risk 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

Reference Sue003 **Settlement:** Sutton St Edmund **Phase two SHLAA sites**

Address Land to the south of Cross Road, Sutton St Edmund

Site area (Hectares) 1.69 **Site capacity at 30 dph:** 51 **Site capacity at 25 dph:** 42 **Site capacity at 20 dph:** 34 **Site capacity from planning permissions:**

Availability **Is the site available?**

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?**

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it will be developed (assumed to begin in year 8, and be completed before year 12)

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 10
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation
The site would create an extension to Sutton St Edmund, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - although the site has village uses to three sides (dwellings to the north and west, and a playing field to the east), it would create 225m of ribbon development which would (in relation to the number of dwellings delivered) significantly increase the visual impact of the village's built-up area
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Sutton St Edmund's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & the site has no particular amenity value, it is best and most versatile agricultural land & is not previously developed.
TRANSPORT - it is likely that the site could be developed without creating or exacerbating traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

Classification

Flood risk	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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m