

Reference	Suj001	Settlement:	Sutton St James	Phase two SHLAA sites
Address	Land to the west of Bau	ılkins Drove, Sutton St Jan	nes	
Site area (Hectares)	3.46 Site capacity at 30 dph:	Site capacity at 25 dph:	86 Site capacity at 20 dph:	69 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation		ere is a reasonable prospe		ure costs are likely to be relatively loped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5:		EO	
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 19	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	James. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infra LOCATION - It is accessifutton St James's existifutent limit); SITE CHARACTERISTICS incongruous in relation paddocks. TRANSPORT - Services a developing the site wood. Consequently, the site in	ACTS - It is unlikely to have will not lead to the loss of, structure or community for ble to Sutton St James's eng built-up area because it - The site is located behing to the village because it is and facilities are potentially ald require significant upgets s considered unsuitable.	e adverse impacts on nat or place undue burdens acilities. xisting services and facili t adjoins recent new froi d frontage development s separated from develop	ural, built or heritage assets. on, existing infrastructure, such as ities and is located adjacent to ntage development (defined on Baulkins Drove but would be ment fronting Chapel Gate by ycle and public transport but and the provision of a footway.
Classification		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 Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

deference	Suj002	Settlement:	Sutton St James	Phase two SHLAA sites
ddress	Land to the east of Baulkin	s Drove, Sutton St James		
te area (Hectares)	2.78 Site capacity at 30 dph:	83 Site capacity at 25 dph:	70 Site capacity at 20 dph:	56 Site capacity from planning
vailability	Is the site available?	Yes		permissions:
planation	Although there is no planni	ng permission or allocati	on, there are no knowr	legal or ownership problems.
chievability	Is the site achievable?	Yes		
cplanation		is a reasonable prospect		re costs are likely to be relatively oped (assumed to begin in year s
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 6	
uitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - it will nopen space, green infrastru LOCATION - It is accessible Sutton St James's existing k SITE CHARACTERISTICS - Th TRANSPORT - Services and	ot lead to the loss of, or acture or community facing to Sutton St James's exist ouilt-up area (defined set against of facilities are potentially acquire significant upgrace	place undue burdens o lities. ting services and faciliti tlement limit); development and relate accessible by foot, bicyc	ral, built or heritage assets. n, existing infrastructure, such a les and is located adjacent to les well to the village. sle and public transport but and the provision of a footway.
lassification	Develop	able (11-15)		
lood risk	one 1	No hazard Low hazard		No Depth

Reference	Suj003	Settlement:	Sutton St James	Phase two SHLAA sites
Address	Land to the north of Ch	apel Gate, Sutton St James		
Site area (Hectares)	3.84 Site capacity at 30 dph:	Site capacity at 25 dph:	96 Site capacity at 20 dph:	77 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allocat	ion, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	-	ere is a reasonable prospec		e costs are likely to be relatively bed (assumed to begin in year 9,
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 27	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it wopen space, green infra LOCATION - It is accessi Sutton St James's existi SITE CHARACTERISTICS countryside and thereb access runs beside som TRANSPORT - Services a However, an adoptable village hall.	structure or community fac ble to Sutton St James's exi ng built-up area (defined se	place undue burdens on ilities. sting services and facilitie ttlement limit); the village hall. However, o be incongruous with the adwelling on it. accessible by foot, bicycl	es and is located adjacent to it would push out into open e shape of the village. The
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for som Danger for mos 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	Suj004	Settlement:	Sutton St James	Phase two SHLAA sites
Address	Land to the east of Bell'	s Drove, Sutton St James		
Site area (Hectares)	3.52 Site capacity at 30 dph:	106 Site capacity at 25 dph:	88 Site capacity at 20 dph:	70 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or alloca	ition, there are no known	legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation		ere is a reasonable prospe		costs are likely to be relatively bed (assumed to begin in year 9,
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 20	
Suitability	Is the site suitable?	Yes		
Explanation	James. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w open space, green infra LOCATION - It is accessi Sutton St James's existir SITE CHARACTERISTICS TRANSPORT - Services a Gate would not be acce	ACTS - It is unlikely to have ill not lead to the loss of, of structure or community fable to Sutton St James's exing built-up area (defined s - The site is located agains and facilities are potentially ptable without significant extension to the existing	adverse impacts on natural properties of cilities. (isting services and facilitie ettlement limit); t development and relates accessible by foot, bicycle	s and is located adjacent to well to the village. e and public transport. Sutton ss to the site. Access off Bells
Classification	Deve	lopable (11-15)		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for son 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 >2.0m

Reference	Suj005	Settlement:	Sutton St James	Phase two SHLAA sites
Address	Land to the east of Sut	ton Gate, Sutton St James		
Site area (Hectares)	0.82 Site capacity at 30 dph:	25 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or alloca	ation, there are no knowr	n legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	1 1	s a reasonable prospect the		re costs are likely to be very low. (assumed to begin in year 7, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 4	
Suitability	Is the site suitable	? Yes		
Explanation	James. ENVIRONMENTAL IMP. INFRASTRUCTURE - it v open space, green infra LOCATION - It is access Sutton St James's exist SITE CHARACTERISTICS TRANSPORT - Services	ACTS - It is unlikely to have vill not lead to the loss of, constructure or community faible to Sutton St James's exing built-up area (defined solution - The site is located agains and facilities are potentially inificant improvement to province in the state of the	adverse impacts on natu or place undue burdens o icilities. kisting services and facilitiettlement limit); t development and relate y accessible by foot, bicyc	ral, built or heritage assets. n, existing infrastructure, such as ies and is located adjacent to es well to the village. cle and public transport. Sutton
Classification	Deve	elopable (11-15)		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for son 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 >2.0m

Address Site area (Hectares) Availability Explanation	1.13 Site capacity at 30 dph:	s Drove, Sutton St James 34 Site capacity at 25 dph:	28 Site capacity at 20 dph:	23 Site capacity
Availability	at 30 dph:	at 25 dph:		23 Site capacity
			at 20 upii.	from planning
Explanation		? Yes		permissions:
	Although there is no pla	nning permission or alloc	ation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it w		e costs are likely to be low. If it ned to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		23	
Suitability	Is the site suitable?	No		
Explanation	James. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w open space, green infra: LOCATION - It is accessil Sutton St James's existir SITE CHARACTERISTICS not relate well to it. It w running across it, most I TRANSPORT - Services a road is poor and there is	CTS - It is unlikely to have ill not lead to the loss of, structure or community followed to Sutton St James's end built-up area (defined so The site has grain stores rould as a result harm the ikely a former dyke.	e adverse impacts on nature or place undue burdens or acilities. xisting services and facilities settlement limit); upon it and is separated for character of the countrys	ral, built or heritage assets. The existing infrastructure, such The site has filled land The site has filled land The and public transport but the
Classification	Unde	velopable		
Flood risk Zone Zone Zone Zone Zone	2 3a	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 >2.0m

Reference	Suj007 Settlement: Sutton St James Phase	two SHLAA sites
Address	Land to the south of Chapel Gate, Sutton St James	
Site area (Hectares)	at 30 dph: at 25 dph: at 20 dph: from	apacity planning
Availability	Is the site available? Yes	issions:
Explanation	Although there is no planning permission or allocation, there are no known legal or own	nership problems.
Achievability	Is the site achievable?	
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are li owing to water and sewerage networks requiring improvement. The secondary school but has sufficient land for extensions. If it is allocated, there is a reasonable prospect the developed but owing to the required water and sewerage improvements it is assumed and be completed before year 15.	has limited capacity at 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:	
Suitability	Is the site suitable?	
	James. ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built as England have stated that the impact on the setting of the Tower requires further assess Conservation Officer considers development of the site is likely to have a positive effect listed church and its detached Grade II* listed tower. INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing in open space, green infrastructure or community facilities. LOCATION - It is accessible to Sutton St James's existing services and facilities and is loci Sutton St James's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site has disused buildings upon it and is part of the village well to it. There is some filled land to the rear of the site, most likely a former dyke. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public Lincolnshire County Highways support the principle of redeveloping the site. Consequently, the site is considered suitable.	frastructure, such as ated adjacent to and thereby relates
Classification	Developable (11-15)	
Flood risk Zon Zon Zon	Low hazard 0m to 0.2 Danger for some 0.25m to	25m 0.50m 1.0m

Reference	Suj008 Settlement: Sutton St James Phase two SHLAA sites
Address	Land to the east of Jarvis's Gate, Sutton St James
Site area (Hectares)	0.2 Site capacity 6 Site capacity 5 Site capacity 4 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
Availability	Is the site available? Yes Yes
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 relatively high, and opening-up infrastructure costs are likely to be low, though 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).
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?
	ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets. 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. LOCATION - It is not accessible to Sutton St James's existing services and facilities because it is located over 500m from Sutton St James's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is part of a scattered group of dwellings in the countryside. Its development would intensify this group and harm the character of the countryside. TRANSPORT - Services and facilities are potentially accessible by bicycle, but not by foot and unlikely by public transport. Consequently, the site is considered unsuitable.
Classification	Undevelopable
Flood risk Zone Zone Zone	Low hazard 0m to 0.25m Danger for some 0.25m to 0.50m

Reference	Suj009	Settlement:	Sutton St James	Phase two SHLAA sites
Address	The Hollies, Drawdike,	Sutton St James		
Site area (Hectares)	0.6 Site capacity at 30 dph:	18 Site capacity at 25 dph:	15 Site capacity at 20 dph:	Site capacity 2 from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Full planning permission	on (ref. H20-1008-13) is out:	standing, for 2 dwellings.	
Achievability	Is the site achieva	ble? Yes		
Explanation	Planning permission is	lues are relatively high, and outstanding and there is a ear 6, and be completed be	reasonable prospect that	e costs are likely to be low. it will soon be developed
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		
Explanation	James. ENVIRONMENTAL IMP INFRASTRUCTURE - it v open space, green infra LOCATION - It is access James's existing built-u SITE CHARACTERISTICS well to it. TRANSPORT - Services	ACTS - It is unlikely to have will not lead to the loss of, constructure or community fasible to Sutton St James's exparea (defined settlement 5 - The site has disused build and facilities are potentially I extension to Bette Campli	adverse impacts on natural properties of cilities. cisting services and facilititimit); dings upon it and is part of accessible by foot, bicycon adverse impacts of accessible by foot, bicycon properties of accessible by foot, bicycon it and is part of accessible by foot, bicycon it and is part of accessible by foot, bicycon it accessible b	ks to be developed in Sutton St ral, built or heritage assets. n, existing infrastructure, such as es and is located within Sutton St f the village and thereby relates tle and public transport. The site
Classification	Deve	elopable (06-10)		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for son 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

Availability	0.27 Site capacity at 30 dph: Is the site available Full planning permissio	8 Site	con St James e capacity 25 dph:	7 Site capacity at 20 dph:	5 Site capacity 4 from planning
Site area (Hectares) Availability Explanation	at 30 dph:	at 2			
		?			
Explanation	Full planning permissio		Yes		permissions:
		n (ref. H20-0	417-14) is out	standing for the cons	truction of 4 dwellings
Achievability	Is the site achieval	ole?	Yes		
Explanation		outstanding a	and there is a	reasonable prospect t	cture costs are likely to be low. hat it will soon be developed
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:			4	
Suitability	Is the site suitable	?	Yes		
Explanation	James. ENVIRONMENTAL IMP/ INFRASTRUCTURE - it wopen space, green infra LOCATION - It is access James's existing built-u SITE CHARACTERISTICS	ACTS - It is ur vill not lead to structure or ble to Suttor o area (defin - The site is g and facilities extension to	olikely to have to the loss of, of community fa an St James's ex ed settlement grassed land a are potentiall b Bette Campli	adverse impacts on ror place undue burder cilities. kisting services and fallimit); nd is part of the villagy accessible by foot, but adverse in the ciling the control of the villagy accessible by foot, but accessible by f	seeks to be developed in Sutton St natural, built or heritage assets. Ins on, existing infrastructure, such as cilities and is located within Sutton St the and thereby relates well to it. Initiation in the site of the site
Classification Flood risk Zone 1	Deve	lopable (06-10) No hazard		No Depth
Zone 2 Zone 3 Zone3b		[ow hazard Danger for sor Danger for mo Danger for all		0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Suj011	Settlement:	Sutton St James	Phase two SHLAA sites
Address	28/34 Jarvis Gate, Sutt	ton St James		
Site area (Hectares)	0.12 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning permissions:
Availability	Is the site availabl	e? Yes		permissions:
Explanation		. H20-0911-11) for the cons or a bungalow relate to the s		reserved matters (H20-1029-
Achievability	Is the site achieva	ble? Yes		
Explanation	Planning permission is	lues are relatively high, and outstanding and there is a rear 6, and be completed be	reasonable prospect that i	The state of the s
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		3	
Suitability	Is the site suitable	? Yes		
Explanation	James. ENVIRONMENTAL IMP INFRASTRUCTURE - it v open space, green infr LOCATION - It is access James's existing built-u SITE CHARACTERISTICS TRANSPORT - Services	PACTS - It is unlikely to have will not lead to the loss of, castructure or community fa	adverse impacts on natural properties on cilities. isting services and facilities limit); age and thereby relates w	existing infrastructure, such as and is located within Sutton St
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for son 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	Suj012	Se	ttlement:	S	utton St James		Phase two SHLAA sites	Ш
Address	Land to the south of Ch	apel Gate	Sutton St Jan	nes				
Site area (Hectares)	2.1 Site capacity at 30 dph:		Site capacity at 25 dph:	52	Site capacity at 20 dph:	42	Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Planning permission (H outstanding.	20-0284-1	6) has been g	ranted su	bject to a legal a६	greemer	nt, which is currently	
Achievability	Is the site achieval	ole?	Yes					
Explanation	owing to water and sev but has sufficient land t	verage net for extensi o the requi	works requiri ons. If it is allo red water and	ng impro ocated, th	vement. The seconere is a reasonal	ondary s ole prosp	s are likely to be modera chool has limited capaci pect that it would be umed to begin in year 9,	ty
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:			16 26				
Suitability	Is the site suitable	?	Yes					
	part of the wider settin monument is at the jur comprises a range of he allocation site is a light the setting of the Monucould be easily address is likely to have a positi INFRASTRUCTURE - it wopen space, green infra LOCATION - It is access St James's existing built SITE CHARACTERISTICS development to the we Gate. TRANSPORT - Services is	g of St Ive: action of 4 busing dev industrial ument is hi ed through ve effect o vill not lead astructure ible to Sut	s Cross, a Scheroads on an a elopments fro site fronted by igh because on landscaping on the monument to the loss of community ton St James's defined settle is a former pigopposite side es are potential to the junction the frontage te the junction the frontage te the junction the settle is a former pigopposite side	eduled Ar area of law om the 19 y a lawn a f its proxi . The Con nent. of, or place y facilities s existing ment lim ggery and of Taylor	ncient Monument wn. Development oth and 20th cent area and a large t mity. However, t servation Officer e undue burdens s. services and facil it); I relates well to the 's Drove as well a ssible by foot, bic at to Mill Lane (W	t and list at the j curies in ree(s). I' he impa conside on, exis ities and he villag as fronta ycle and est End	large gardens. The ts significance in terms of ct of its redevelopment rs development of the siting infrastructure, such is located adjacent Suttle because there is age development on Characters is the sit of the situation of t	of ite as ton
Classification	Deve	lopable	(11-15)					
Zor	ne 1 ne 2 ne 3a ne3b		No hazard Low hazard Danger for s Danger for a Danger for a	some most		0m 0.2 0.5 1.0	Depth a to 0.25m 5m to 0.50m 0m to 1.0m 0m to 2.0m 0m	

Reference	Suj013	Settlement:	Sutton St James	Phase two SHLAA sites		
Address	Land to the east of Bird's Drove, Sutton St James					
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 permissions:		
Availability	Is the site available	Yes Yes		permissions:		
Explanation		rmission or allocation, and nd owned by the Council c				
Achievability	Is the site achievab	Yes				
Explanation	-	sonable prospect that it we		costs are likely to be low. If it is ed to begin in year 8, and be		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 12			
Suitability	Is the site suitable?	No				
Explanation	James. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infra LOCATION - It is not acc 600m from Sutton St Ja SITE CHARACTERISTICS intensify this group and TRANSPORT - Services a transport.	ACTS - It is unlikely to have rill not lead to the loss of, controlled to the loss of, controlled to structure or community facessible to Sutton St James mes's existing built-up area	adverse impacts on natural properties. It is existing services and factor (defined settlement limiting of dwellings in the cour countryside.	, existing infrastructure, such as illities because it is located over by; htryside. Its development would		
Classification	Unde	velopable				
Flood risk Zone Zone Zone Zone S	2 3a	No hazard Low hazard Danger for son Danger for mod 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	Suj014	Settlement:	Sutton St James	Phase two SHLAA sites
Address	Land to the north of th	e B1165		
Site area (Hectares)	0.56 Site capacity at 30 dph:	17 Site capacity at 25 dph:	Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		perimissions.
Explanation	Although there is no pl	anning permission or allocat	ion, there are no known	legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	though flood mitigation		ated, there is a reasonal	ucture costs are likely to be low, ble 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:		11	
Suitability	Is the site suitable	? No		
	site's development wo which, whilst a charact number of dwellings it village's built-up area uvillage's built-up area. INFRASTRUCTURE - it v LOCATION - it is access James' existing built-up SITE CHARACTERISTICS value. However, it is not TRANSPORT - services development would be	uld harm the appearance of eristic form of development would deliver) unacceptably pon the surrounding countr vill not lead to the loss of, or ible to Sutton St James' exists area (defined settlement lines there are no nearby 'bad' of previously developed land	the area - it would creat locally, is undesirable in increase the visual impossible. Other options, in place undue burdens of ting services and facilities mit); neighbour' uses, & the sl, and is grade 1 agricultuaccessible by foot, bicychate traffic problems	ite has little intrinsic amenity
Classification Flood risk Zone 1 Zone 2 Zone 3 Zone 3	L <u>2</u> 3a	No hazard Low hazard Danger for som Danger for mos 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	Suj015	Settlement:	Sutton St James	Phase two SHLAA sites		
Address	Land to the west of Childersgate Lane, Sutton St James					
Site area (Hectares)	4.7 Site capacity	141 Site capacity	118 Site capacity	94 Site capacity		
Availability	at 30 dph:	at 25 dph: Yes	at 20 dph:	from planning permissions:		
Explanation	Although there is no pl	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achieval	ble? Yes				
Explanation	moderate (including flo	Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (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).				
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 44			
Suitability	Is the site suitable	? No				
Explanation	St James. ENVIRONMENTAL IMP site's development wo would create an incong INFRASTRUCTURE - it v LOCATION - it is not ac Sutton St James' existin SITE CHARACTERISTICS value. However, the sit TRANSPORT - services development would be	ACTS - it is unlikely to havuld harm the appearance gruous group of dwellings will not lead to the loss of cessible to Sutton St James built-up area (defined in the loss of the loss of the series of the loss of	we adverse impacts on nate of the area - it is unrelated in the countryside, to the first of the countryside, to the first of the countryside, to the first of the country in the country	ural or heritage assets, but the ed to the existing village, and e detriment of the area's character. on, existing infrastructure. Incilities and is not adjacent to site has little intrinsic amenity to versatile agricultural land. In yole and public transport, and its see environmental impacts, and		
Classification	Unde	evelopable				
Flood risk Zone Zone	2 2 3a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Suj016	Settlement:	Sutton St James	Phase two SHLAA sites		
Address	Land to the north of Chapel Gate, Sutton St James					
Site area (Hectares)	2.39 Site capacity at 30 dph:	72 Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning		
Availability	Is the site available? Yes permissions:					
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achievable?					
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (including site clearance costs). 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:		24 24			
Suitability	Is the site suitable:	No				
Explanation	The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural assets. However, the potential access to the site is in close proximity to the Grade II listed and scheduled monument St Ives Cross at the junction of Fisher Gate and Chapel Gate. Further assessment would be required to determine the impact on the significance of this heritage asset. The site's development would not harm the appearance of the area - it relates well to the existing village, and is visible from few public vantage points. INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure. LOCATION - it is accessible to Sutton St James' existing services and facilities and is adjacent to Sutton St James' existing built-up area (defined settlement limit); SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. However, the majority of the site is not previously developed, and is best and most versatile agricultural land. TRANSPORT - services and facilities are potentially accessible by foot, bicycle and public transport, but the Highway Authority comments that the access to this land is on the existing junction of Chapel Gate (B1165), Fishergate (B1165), Broad Gate and Mill Lane. A further junction at this already complex junction would not be safe or acceptable. Unsuitable, due to transport issues.					
Classification	Unde	evelopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for som Danger for mod 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		