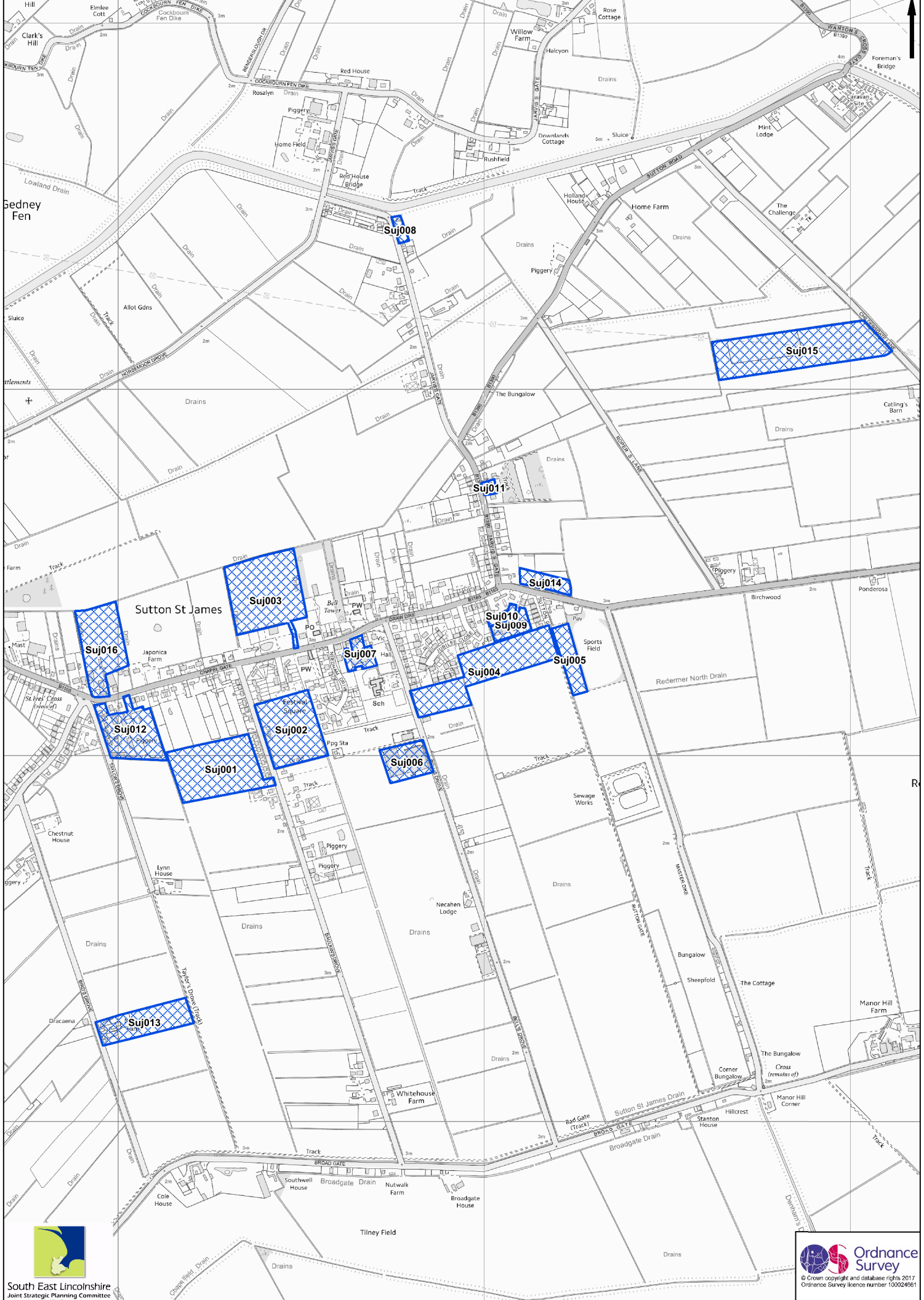


South East Lincolnshire Strategic Housing Land Availability Assessment - Sutton St James (April 2017)^{9E}



Reference	Suj001	Settlement:	Sutton St James	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Baulkins Drove, Sutton St James								
Site area (Hectares)	3.46	Site capacity at 30 dph:	104	Site capacity at 25 dph:	86	Site capacity at 20 dph:	69	Site capacity from planning permissions:	<input type="checkbox"/>
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	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. 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:		50						
	Delivered in yrs 11-15:		19						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</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 St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area because it adjoins recent new frontage development (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is located behind frontage development on Baulkins Drove but would be incongruous in relation to the village because it is separated from development fronting Chapel Gate by paddocks.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport but developing the site would require significant upgrading of Baulkin's Drove and the provision of a footway.</p> <p>Consequently, the site is considered unsuitable.</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	
	Zone3b		Danger for most					0.50m to 1.0m	
			Danger for all					1.0m to 2.0m	
								>2.0m	

Reference Suj002 **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land to the east of Baulkins Drove, Sutton St James

Site 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 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. 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: 50
Delivered in yrs 11-15: 6
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located against development and relates well to the village.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport but developing the site would require significant upgrading of Baulkin's Drove and the provision of a footway.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 Suj003 **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land to the north of Chapel Gate, Sutton St James

Site area (Hectares) 3.84 **Site capacity at 30 dph:** 115 **Site capacity at 25 dph:** 96 **Site capacity at 20 dph:** 77 **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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. 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: 50
Delivered in yrs 11-15: 27
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not 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, 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 accessible to Sutton St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located behind the village hall. However, it would push out into open countryside and thereby harm its character and also be incongruous with the shape of the village. The access runs beside some filled land which now has a dwelling on it.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, an adoptable junction and estate road would require agreement and coordination with the village hall.
Consequently, the site is considered unsuitable.

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 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

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

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. 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: 50
Delivered in yrs 11-15: 20
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located against development and relates well to the village.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Sutton Gate would not be acceptable without significant upgrading to provide access to the site. Access off Bells Drove would require an extension to the existing footway and is close to the primary school.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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 Suj005 **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land to the east of Sutton 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 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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. 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).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 4
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located against development and relates well to the village.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Sutton Gate would require significant improvement to provide access to the site.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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

Reference Suj006 **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land to the west of Bell's Drove, Sutton St James

Site area (Hectares) 1.13 **Site capacity at 30 dph:** 34 **Site capacity at 25 dph:** 28 **Site capacity at 20 dph:** 23 **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 Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. 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 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 23
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 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, 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 accessible to Sutton St James's existing services and facilities but is not located adjacent to Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site has grain stores upon it and is separated from the village and thereby does not relate well to it. It would as a result harm the character of the countryside. The site has filled land running across it, most likely a former dyke.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport but the road is poor and there is no footway.
Consequently, the site is considered unsuitable.

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

Reference	Suj007	Settlement:	Sutton St James	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Chapel Gate, Sutton St James								
Site area (Hectares)	0.53	Site capacity at 30 dph:	16	Site capacity at 25 dph:	13	Site capacity at 20 dph:	11	Site capacity from planning permissions:	<input type="checkbox"/>
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	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate owing to water and sewerage networks requiring improvement. The secondary school has limited capacity but has sufficient land for extensions. If it is allocated, there is a reasonable prospect that it would be developed but owing to the required water and sewerage improvements it is 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:		9						
	Delivered in yrs 11-15:		2						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. Historic England have stated that the impact on the setting of the Tower requires further assessment. The Conservation Officer considers development of the site is likely to have a positive effect on the Grade II listed church and its detached Grade II* listed tower.</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 St James's existing services and facilities and is located adjacent to Sutton St James's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has disused buildings upon it and is part of the village and thereby relates well to it. There is some filled land to the rear of the site, most likely a former dyke.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Lincolnshire County Highways support the principle of redeveloping the site.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
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 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 at 30 dph:** 6 **Site capacity at 25 dph:** 5 **Site capacity at 20 dph:** 4 **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 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: 4 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 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, 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 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

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:** 12 **Site capacity from planning permissions:** 2

Availability **Is the site available?** Yes

Explanation Full planning permission (ref. H20-1008-13) is outstanding, for 2 dwellings.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. 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).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located within 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 and thereby relates well to it.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site is acceptable as a small extension to Bette Camplings Close.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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

Reference **Suj010** **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land off Bette Camplings Close, Sutton St James

Site area (Hectares) 0.27 **Site capacity at 30 dph:** 8 **Site capacity at 25 dph:** 7 **Site capacity at 20 dph:** 5 **Site capacity from planning permissions:** 4

Availability **Is the site available?** Yes

Explanation Full planning permission (ref. H20-0417-14) is outstanding for the construction of 4 dwellings

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. 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).

Assumed delivery rate Delivered in yrs 1-5: 4
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?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located within Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is grassed land and is part of the village and thereby relates well to it.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site is acceptable as a small extension to Bette Camplings Close.

Consequently, the site is considered suitable.

Classification **Developable (06-10)**

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

Reference **Suj011** **Settlement:** Sutton St James **Phase two SHLAA sites**

Address 28/34 Jarvis Gate, Sutton 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:** 3

Availability **Is the site available?** Yes

Explanation Reserved Matters (ref. H20-0911-11) for the construction of 2 dwellings and reserved matters (H20-1029-13) for construction for a bungalow relate to the site.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. 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).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 3
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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, 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 accessible to Sutton St James's existing services and facilities and is located within Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is part of the village and thereby relates well to it.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

Classification **Developable (06-10)**

Flood risk	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
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Reference Suj012 **Settlement:** Sutton St James **Phase two SHLAA sites**

Address Land to the south of Chapel Gate, Sutton St James

Site area (Hectares) 2.1 **Site capacity at 30 dph:** 63 **Site capacity at 25 dph:** 52 **Site capacity at 20 dph:** 42 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Planning permission (H20-0284-16) has been granted subject to a legal agreement, which is currently outstanding.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate owing to water and sewerage networks requiring improvement. The secondary school has limited capacity but has sufficient land for extensions. If it is allocated, there is a reasonable prospect that it would be developed but owing to the required water and sewerage improvements it is 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: 16
Delivered in yrs 11-15: 26
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

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 or built assets. The site forms part of the wider setting of St Ives Cross, a Scheduled Ancient Monument and listed building (grade II). The monument is at the junction of 4 roads on an area of lawn. Development at the junction around it comprises a range of housing developments from the 19th and 20th centuries in large gardens. The allocation site is a light industrial site fronted by a lawn area and a large tree(s). Its significance in terms of the setting of the Monument is high because of its proximity. However, the impact of its redevelopment could be easily addressed through landscaping. The Conservation Officer considers development of the site is likely to have a positive effect on the monument.
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 accessible to Sutton St James's existing services and facilities and is located adjacent Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is a former piggery and relates well to the village because there is development to the west, on the opposite side of Taylor's Drove as well as frontage development on Chapel Gate.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The access should not be on the part of the frontage adjacent to Mill Lane (West End) but the other frontage looks a little small to accommodate the junction radii and visibility splays.
Consequently, the site is considered suitable

Classification **Developable (11-15)**

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 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

Explanation There is no planning permission or allocation, and not all the properties are owned by the Council. However, the area of land owned by the Council could be redeveloped as a whole.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. 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: 24
Delivered in yrs 11-15: 12
Delivered in yrs 16-20
Delivered in yrs 21-25:

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, 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 600m from Sutton St James's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is behind two pairs 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 or by public transport.
Consequently, the site is considered unsuitable.

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	Suj014	Settlement:	Sutton St James	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the north of the B1165								
Site area (Hectares)	0.56	Site capacity at 30 dph:	17	Site capacity at 25 dph:	14	Site capacity at 20 dph:	11	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 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:		11	
	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 is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would harm the appearance of the area - it would create 140m of ribbon development which, whilst a characteristic form of development locally, is undesirable in that it would (in relation to the number of dwellings it would deliver) unacceptably increase the visual impact and perceived extent of the village's built-up area upon the surrounding countryside. Other options, in contrast, can consolidate the village's built-up area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>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);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. 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>Unsuitable, due to 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			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

Reference	Suj015	Settlement:	Sutton St James	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Childersgate Lane, Sutton St James			
Site area (Hectares)	4.7 Site capacity at 30 dph:	141 Site capacity at 25 dph:	118 Site capacity at 20 dph:	94 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 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: 50 Delivered in yrs 11-15: 44 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, but the site's development would harm the appearance of the area - it is unrelated to the existing village, and would create an incongruous group of dwellings in the countryside, to the detriment of the area's character.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not accessible to Sutton St James' existing services and facilities and is not adjacent to Sutton St James' existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & the site has little intrinsic amenity value. However, the site is not previously developed, and is best and most versatile 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>Unsuitable, due to conflict with the Local Plan's locational strategy, adverse environmental impacts, and poor location.</p>			
Classification	Undevelopable			
Flood risk	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	

Reference	Suj016	Settlement:	Sutton St James	Phase two SHLAA sites <input checked="" type="checkbox"/>
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 permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
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: 24 Delivered in yrs 11-15: 24 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Sutton St James.</p> <p>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.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>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);</p> <p>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.</p> <p>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.</p> <p>Unsuitable, due to transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 <input checked="" type="checkbox"/> Zone 3a Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	