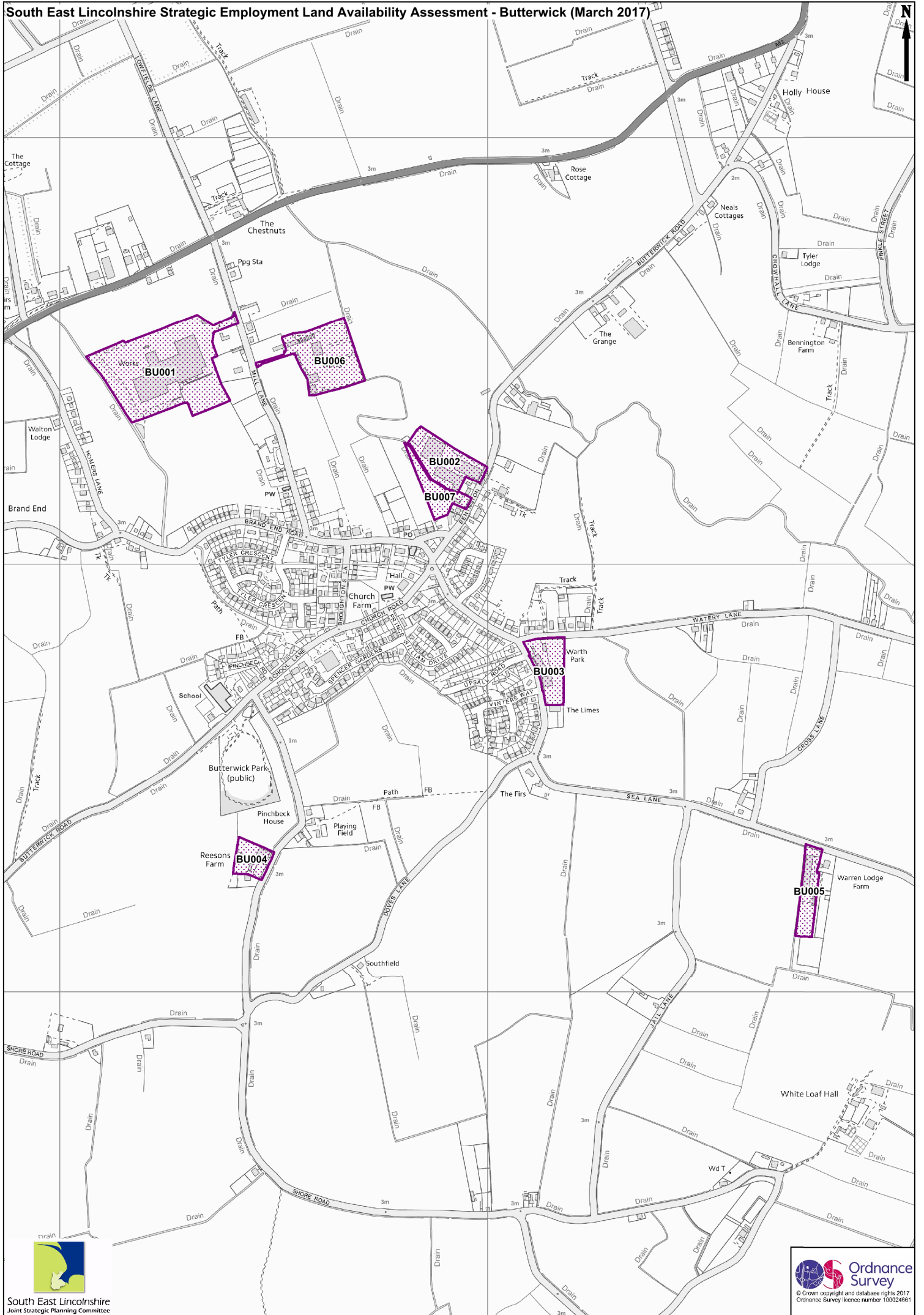


South East Lincolnshire Strategic Employment Land Availability Assessment - Butterwick (March 2017)



# Existing Employment Sites

Site Reference	BU001	Settlement	Butterwick
Site Name	Produce World	Site Area (Ha)	5.15
Address	Mill Lane	Current use	B1, B2, B8 approx 14 units
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the future occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of future operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	118m from Butterwick settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being grade 1 land, but the majority is previously developed land.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site is 182m from the A52, a major east-west route. Dedicated access onto Mill Lane, a local road so no need to pass residential areas or the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 182m of the A52. The site is 118m from the Butterwick built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment site operating within the local agricultural/horticultural sector, albeit in a secondary location. Good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	A dedicated access ensures HGVs can access/egress, manoeuvre and reverse in to loading bays easily. Dedicated car park to the south of the site. Maturing tree belt exist along northern and western boundaries, southern boundary is newly planted. Elsewhere fenced. Landscape bunds are also used. The depth frontage is grassed and attractively landscaped.	
	Market signals	An established employment site. One occupier (Produce World) has vacated the site. The site and other land within the ownership are being actively marketed for B Class development and agricultural use.	
	Development opportunities	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification within the site in future.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

<b>Site Reference</b>	BU002	<b>Settlement</b>	Butterwick
<b>Site Name</b>	Pearson Packaging	<b>Site Area (Ha)</b>	1.36
<b>Address</b>	Benington Road	<b>Current use</b>	B2, B8 approx 12 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	Any extension/intensification works would be met from the future occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of future operation.		
<b>Suitability</b>	Suitable		
	<b>Planning status</b>	Allocated for employment use	
	<b>Location</b>	Within Butterwick settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	The site is 1.2km from the A52, a major east-west route. Access onto Benington Road, a local road which passes through residential areas and the village centre. Turning into-out of the site could be difficult for larger vehicles.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 245m from the site. The site is within 1.2km of the A52. The site is within the Butterwick built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment allocation operating within the local agricultural/horticultural sector, albeit in a secondary location. Good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicated parking on the Benington Road frontage. Limited tree planting along northern and southern boundaries.	
	<b>Market signals</b>	An established employment allocation. One occupier - Pearsons. Site actively managed. No vacant units.	
	<b>Development opportunities</b>	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification within the site in future.	
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ3a, danger for most, 1-2m

<b>Site Reference</b>	BU003	<b>Settlement</b>	Butterwick
<b>Site Name</b>	Sea Lane	<b>Site Area (Ha)</b>	1.03
<b>Address</b>	Sea Lane	<b>Current use</b>	B2 and grassland 6 units
<b>Availability</b>	The site has planning permission for residential development so is not available for employment use.		
<b>Achievability</b>	Planning permission for residential use indicates that the site is no longer considered to be a viable employment use.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment allocation in BBC LP. Planning permission for residential use	
	<b>Location</b>	Within Butterwick settlement boundary	
	<b>Site Characteristics</b>	The site has some amenity value owing to part being grade 1 land, but the majority is previously developed land.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	The site is 1.3km from the A52, a major east-west route. Access onto Sea Lane, a local road which passes through residential areas and the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 315m of the site. The site is within 1.3km of the A52. The site is within the Butterwick built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	<b>External environment</b>	An employment allocation in a secondary location. Area is generally in reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Fencing and limited landscaping to the boundaries.	
	<b>Market signals</b>	An established employment allocation. Site actively managed. One occupier. Planning permission for residential use.	
	<b>Development opportunities</b>	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for most, 1-2m

<b>Site Reference</b>	BU005	<b>Settlement</b>	Butterwick
<b>Site Name</b>	adjacent to Warren Lodge, Sea Lane	<b>Site Area (Ha)</b>	0.8
<b>Address</b>	Sea Lane	<b>Current use</b>	B8 1 unit
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	Any redevelopment/intensification works would be met from the owners finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the operation.		
<b>Suitability</b>	Unsuitable		
<b>Planning status</b>	Withdrawn planning permission B/13/0068 25/03/2013		
<b>Location</b>	601m from Butterwick settlement boundary		
<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
<b>Environmental issues</b>	No national or local environmental designations nearby.		
<b>Heritage issues</b>	No national or local heritage designations nearby.		
<b>Highways</b>	The site is 2.3km from the A52, a major east-west route. Access onto Sea Lane, a narrow local road, which may be unsuitable for the turning of larger vehicles, and would involve passing residential areas and the village centre.		
<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is within 2.3km of the A52. The site is 601m from the Butterwick built-up area (settlement boundary). The site has limited access by a range of employees.		
<b>External environment</b>	An existing employment site. Area is generally in reasonable condition. A residential property abuts the site which could be affected by noise, odour and light levels.		
<b>Internal environment</b>	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Fencing to the boundaries.		
<b>Market signals</b>	An established employment site. One occupier. Site actively managed. Low profile site in countryside location.		
<b>Development opportunities</b>	No known constraints that could render intensification/redevelopment unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership.		
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for all, 1-2m

<b>Site Reference</b>	BU006	<b>Settlement</b>	Butterwick
<b>Site Name</b>	Mill Site	<b>Site Area (Ha)</b>	2.14
<b>Address</b>	Mill Lane	<b>Current use</b>	Agriculture, approx 6 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	A planning application would be required to develop employment use in this location. It is anticipated that this would need to be met through the owners finances.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	No pp or allocation	
	<b>Location</b>	115m from Butterwick settlement boundary	
	<b>Site Characteristics</b>	The site is in use for agricultural development. The site has little intrinsic amenity value.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	A listed building is within the site. No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the listed building.	
	<b>Highways</b>	The site is 314m from the A52, a major east-west route. Dedicated access onto Mill Lane south, a local road, which passes residential properties, but not the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is within 314m of the A52. The site is 115m from the Butterwick built-up area (settlement boundary). The site has limited access by a range of employees.	
	<b>External environment</b>	A site operating within the local agricultural/horticultural sector. Good condition. A residential property abuts the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	A dedicated access ensures HGVs can access/egress, manoeuvre and reverse in to spaces. Space for parking on site. Some trees along boundaries.	
	<b>Market signals</b>	A site in agricultural related use. One occupier (Produce World) has vacated the site. The site and other land within the ownership are being actively marketed for B Class development and agricultural use.	
	<b>Development opportunities</b>	The site is not in employment use: intensification or redevelopment would not be as straightforward as for other sites in use for B development. Opportunities exist for intensification within the site in future but heritage issues may adversely impact upon the type and extent of development that can be accommodated.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for all, 1-2m

# Potential Employment Sites



<b>Site Reference</b>	BU004	<b>Settlement</b>	Butterwick
<b>Site Name</b>	The Old Cold Store & Reasons Farm, Girls School Lane	<b>Site Area (Ha)</b>	0.6
<b>Current use</b>	B8, C3a, agricultural	<b>Available land (ha)</b>	0.6
<b>Proposed employm</b>	B1, B2, B8	<b>Net available land (ha)</b>	0.54
<b>Availability</b>	Multiple owners but they are working together		
<b>Achievability</b>	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be low (including utilities and flood mitigation). If it is allocated there is a low prospect that it would be redeveloped.		
<b>Suitability</b>	Unsuitable		
<b>Planning status</b>	No pp or allocation		
<b>Location</b>	56m from Butterwick settlement boundary		
<b>Site Characteristics</b>	The site is partly previously developed and partly open agricultural/scrubland so has some amenity value.		
<b>Environmental issues</b>	No national or local environmental designations nearby.		
<b>Heritage issues</b>	No national or local heritage designations nearby.		
<b>Character</b>	Unacceptable - it will have adverse impacts upon the character and appearance of the area - the site is isolated from the village and any additional development would appear unrelated to the existing settlement.		
<b>Highways</b>	Direct unmade access onto Girls School Lane, a narrow, local road which may not be suitable for larger vehicles. The site is 1.7km from the A52, a major east-west route and vehicles would pass the village centre and residential areas.		
<b>Infrastructure</b>	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot. Bus stops are within 470m of the site. The site is within 1.7km of the A52. The site is 56m from the Butterwick built-up area (settlement boundary). The site has more limited access by a range of employees.		
<b>External environment</b>	Low profile site in a predominantly countryside location. Site in mixed condition. Residential properties could be affected by noise, odour and light - impact would depend upon use. The site is detached from Butterwick so would have limited access to local amenities.		
<b>Internal environment</b>	A relatively flat, square shaped site with infrastructure to the units. It is anticipated that these would need upgrading to accommodate development on site. Mature trees buffer the dwelling from the employment use. Space for manoeuvring/servicing & parking on site but this may need upgrading to accommodate a specific use(s).		
<b>Market signals</b>	An existing employment site (part), with little prominence in a predominantly countryside location. Site appears to have been marketed for employment use in the past. It is not a strategic scale and does not have the potential to accommodate a critical mass of employment uses.		
<b>Development opportunities</b>	No known constraints that could render development of the site unviable, as infrastructure and highways provided to the units. Water and foul water improvements, flood mitigation and surface water drainage would be required for new development. The market potential for development of this site for employment use in this location is considered to be low.		
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for most, 1-2m

<b>Site Reference</b>	BU007	<b>Settlement</b>	Butterwick
<b>Site Name</b>	Land off Benington Road	<b>Site Area (Ha)</b>	0.7
<b>Current use</b>	Agricultural units and land	<b>Available land (ha)</b>	0.7
<b>Proposed employm</b>	B1, B2, B8	<b>Net available land (ha)</b>	0.56
<b>Availability</b>	There are no known legal or ownership problems.		
<b>Achievability</b>	Low achievability for employment use evidenced by the loss of other small-scale businesses nearby. Values are low & opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
<b>Suitability</b>	Suitable		
<b>Planning status</b>	No PP or Allocation		
<b>Location</b>	Partly within/partly adjacent to Butterwick settlement boundary		
<b>Site Characteristics</b>	The site has some amenity value owing to it being partly open, farmed Grade 1 land. Part of the site is previously developed.		
<b>Environmental issues</b>	No national or local environmental designations nearby.		
<b>Heritage issues</b>	No national or local heritage designations nearby.		
<b>Character</b>	Acceptable - adjoining the site to the north-east is an employment site, this site could accommodate buildings of a similar footprint thus relating well to the built form.		
<b>Highways</b>	The site has direct access onto Benington Road, a local road - the access may need upgrading to accommodate an additional use. The site is 1.1km from the A52 a major east-west route but vehicles would need to pass residential areas and the village centre.		
<b>Infrastructure</b>	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 190m of the site. The site is within 1.1km of the A52. The site is partly within/partly adjacent to Butterwick built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
<b>External environment</b>	A low profile site within a village location. Site is in good condition. The site is partly within/partly adjacent to Butterwick built up area so would have access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
<b>Internal environment</b>	A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Planting is evident on the north eastern boundary. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
<b>Market signals</b>	A low profile site in a village location. Could form a mix of employment uses with the adjoining employment site to the north-east. Not actively marketed.		
<b>Development opportunities</b>	No known constraints that could render development of the site unviable as access and utilities provided to the site. Utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ3a, Danger for most, 1.0m to 2.0m