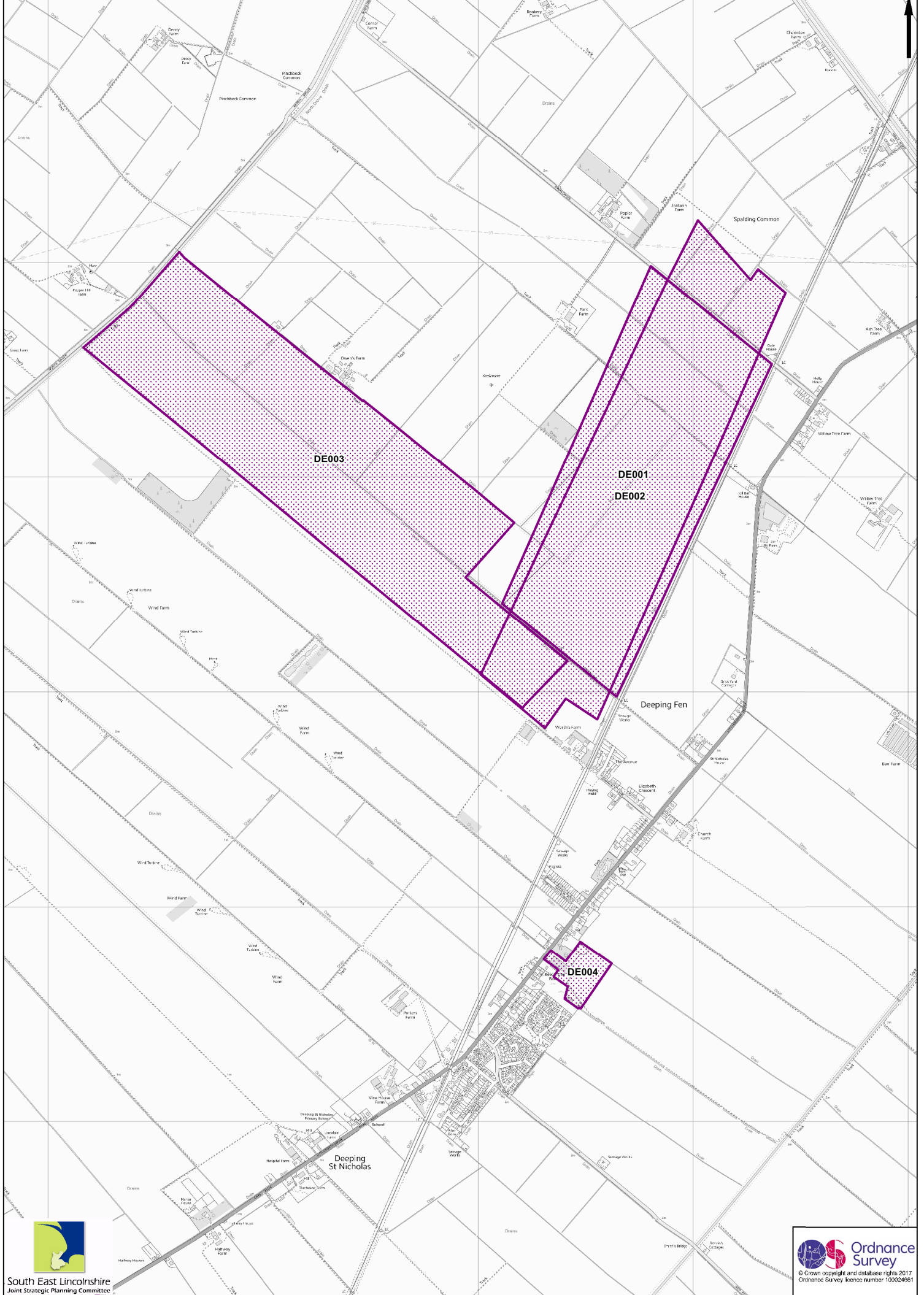


South East Lincolnshire Strategic Employment Land Availability Assessment - Deeping St Nicholas (March 2017)



Potential Employment Sites

Site Reference	DE001	Settlement	Deeping St Nicholas
Site Name	Land to the north east of Campain's Lane	Site Area (Ha)	124.6
Current use	Agricultural land	Available land (ha)	124.6
Proposed employm	B1, B2, B8	Net available land (ha)	99.68
Availability	There are known ownership issues. The site is in more than one ownership - the landowners are not working together.		
Achievability	Low achievability for rail freight employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Suitable		
Planning status	Option 1 of site appraisal for RFI		
Location	85m from Deeping St Nicholas settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	Settlement SW of The Parks SAM and Settlement N of The Parks SAM lie within 300m of the north western boundary. Development is likely to adversely affect the significance, character and setting of these heritage assets. In significant Iron Age Romano British landscape, further information may be required dependant on development.		
Character	The site's boundary does not follow any natural features and the development of such a large area would inevitably have major impacts upon the character of the area. However development on this scale also offers opportunities to mitigate such impacts effectively.		
Highways	A significant new access road, including railway and drain crossings would be required. The site is 2.4km from the A16, a major north-south route and vehicles would pass residential areas.		
Infrastructure	It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. However it is expected that development of this site would provide for enhanced access by foot and cycle. The site is within 2.4km of the A16. The site is within 85m of the Deeping St Nicholas built-up area (settlement boundary). The site has potential through development to be accessible by a range of employees.		
External environment	A low profile site. Site is in good condition. The site is within 85m of Deeping St Nicholas built up area so would have access to some amenities. Residential properties are within 85m of the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, large scale rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. Would form a good critical mass of freight related uses with the adjoining proposed frieght terminal on site. No evidence of marketing.		
Development opportunities	Significant highways improvements involving rail and drain crossings would be required as well as water and foul water improvements, flood mitigation and surface water drainage. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ2, low hazard, 0-0.25m

Site Reference	DE002	Settlement	Deeping St Nicholas
Site Name	Land south west of Jordan's Cradge Bank Road	Site Area (Ha)	119.08
Current use	Agricultural land	Available land (ha)	119.08
Proposed employm	B1, B2, B8	Net available land (ha)	95.26
Availability	There are known ownership issues. The site is in more than one ownership - the landowners are not working together.		
Achievability	Low achievability for rail freight related employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Suitable		
Planning status	Option 4 of site appraisal for RFI		
Location	198m from Deeping St Nicholas settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	Settlement SW of The Parks SAM and Settlement N of The Parks SAM lie within 300m of the north western boundary. Development is likely to adversely affect the significance, character and setting of these heritage assets. In significant Iron Age Romano British landscape, further information may be required dependant on development.		
Character	The site's boundary does follow natural features on three boundaries but development of such a large area would inevitably have major impacts upon the character of the area. However development on this scale also offers opportunities to mitigate such impacts effectively.		
Highways	A significant new access road, including railway and drain crossings would be required. The site is 2.6km from the A16, a major north-south route and vehicles would pass residential areas.		
Infrastructure	It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot/public transport. It is expected that development would provide for enhanced access by foot & cycle. The site is within 2.6km of the A16. The site is within 198m of the Deeping St Nicholas built-up area (settlement boundary). The site has potential through development to be accessible by a range of employees.		
External environment	A low profile site. Site in good condition. The site is within 198m of Deeping St Nicholas built up area so would have access to some 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.		
Internal environment	A relatively flat, large scale rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. Would form a good critical mass of freight related uses with the adjoining proposed frieght terminal on site. No evidence of marketing.		
Development opportunities	Significant highways improvements involving rail and drain crossings would be required as well as water and foul water improvements, flood mitigation and surface water drainage. The market potential for development of this site for a specific employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ2, low hazard, 0-0.25m

Site Reference	DE003	Settlement	Deeping St Nicholas
Site Name	Land to the south east of North Drove	Site Area (Ha)	146.88
Current use	Agricultural land	Available land (ha)	146.88
Proposed employm	B1, B2, B8	Net available land (ha)	117.5
Availability	The owners intentions are not known.		
Achievability	Low achievability for rail freight related employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Suitable		
Planning status	Option 2 of site appraisal for RFI		
Location	386m from Deeping St Nicholas settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	Settlement SW of The Parks SAM lies within 200m of the north eastern boundary. Development is likely to adversely affect the significance, character and setting of these heritage assets. In significant Iron Age Romano British landscape, further information may be required dependant on development.		
Character	Development of a large area would inevitably have major impacts - its east-west orientation would have an adverse impact being at an angle to the nearest settlement which run north-south. Development on this scale offers opportunities to mitigate impacts effectively.		
Highways	A significant new access road, including railway and drain crossings would be required. This is expected to be more complex than for DE001 and DE002. The site is 4.6km from the A16, a major north-south route and vehicles would pass residential areas.		
Infrastructure	It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. However it is expected that development of this site would provide for enhanced access by foot and cycle. The site is within 4.6km of the A16. The site is within 386m of the Deeping St Nicholas built-up area (settlement boundary). The site has potential through development to be accessible by a range of employees.		
External environment	A low profile site. Site in good condition. The site is within 386m of Deeping St Nicholas built up area so would have limited access to amenities, without transport improvements. Residential properties adjoin the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, large scale rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. Would form a good critical mass of freight related uses with the adjoining proposed freight terminal on site. No evidence of marketing.		
Development opportunities	Significant highways improvements involving rail and drain crossings would be required as well as water and foul water improvements, flood mitigation and surface water drainage. The market potential for development of this site for a specific employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	DE004	Settlement	Deeping St Nicholas
Site Name	Land to the East of Littleworth Drove	Site Area (Ha)	4.75
Current use	Agricultural buildings and land	Available land (ha)	4.75
Proposed employm	B1, B2, B8	Net available land (ha)	3.8
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability for employment use. Values are low, and opening-up infrastructure costs are also likely to be moderate (including site clearance, utilities and access costs). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	H03-0161-17 outline application Residential development of up to 135 dwellings and a village s		
Location	Partly within/partly adjacent to Deeping St Nicholas settlement boundary		
Site Characteristics	The site has some amenity value owing to it being partly open, farmed Grade 2 land. Part of the site is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major issues, further information may be required dependant on development.		
Character	Acceptable - the site relates well to the village's built up area and could deliver new development with relatively little visual impact.		
Highways	The site has direct access onto Littleworth Drove, a good local road. It is likely that access may need to be upgraded to accommodate an alternative use. The site is 5.3km from the A16, a major north-south route and vehicles would need to pass residential areas.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 180m of the site. The site is within 5.3km of the A16. The site is partly within/partly adjacent to the Deeping St Nicholas built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly residential area. Site is in good condition. The site is partly within/ adjacent to Deeping St Nicholas built up area so would have access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees evident to the frontage, east & western boundaries. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a residential area. No critical mass of employment uses. Not actively marketed.		
Development opportunities	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 and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ2, no hazard, no hazard

Site Reference	DE005	Settlement	Deeping St Nicholas
Site Name	Land to the north of Littleworth Drove	Site Area (Ha)	0.54
Current use	Agricultural buildings	Available land (ha)	0.54
Proposed employm	B1, B2, B8	Net available land (ha)	0.48
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability for employment use. Values are low, and opening-up infrastructure costs are also likely to be moderate (including site clearance, access and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	1.3km from Deeping St Nicholas settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed comprising agricultural buildings and a yard. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site's development would have adverse impacts upon the character and appearance of the area - it would create an incongruous form of development in the countryside and would appear unrelated to the existing village.		
Highways	The site has direct access onto Littleworth Drove, a good local road. It is likely that access may need to be upgraded to accommodate an alternative use. The site is 7.9km from the A16, a major north-south route and vehicles would need to pass residential areas and the village centre.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 7.9km of the A16. The site is 1.3km from Deeping St Nicholas built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly rural location. Site in good condition. The site is 1.3km from Deeping St Nicholas built up area so would have limited access to amenities. Residential properties adjoin the site so could be affected by noise, odour & light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees on all boundaries. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a rural area. No critical mass of employment uses. Not actively marketed.		
Development opportunities	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 and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard