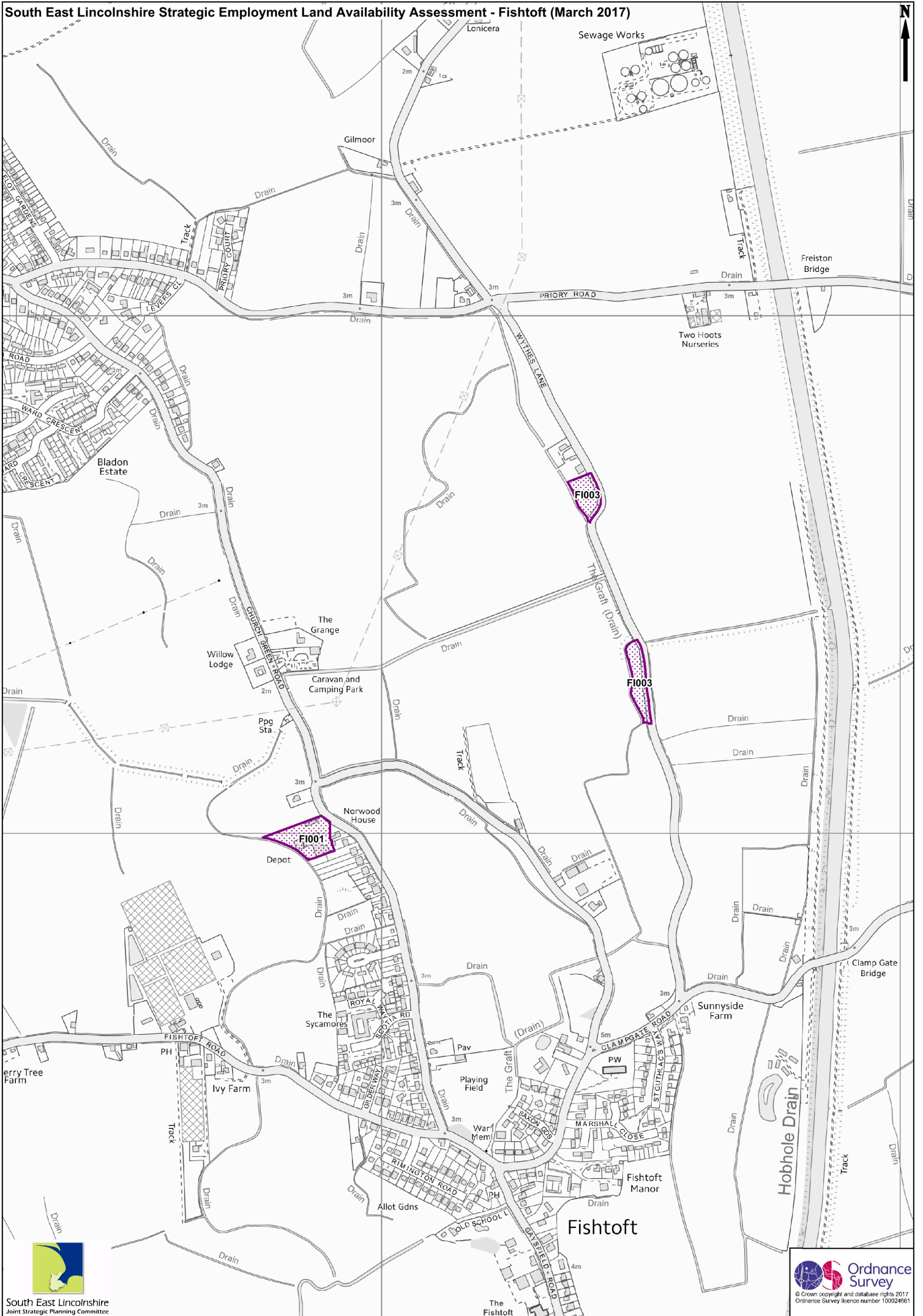


South East Lincolnshire Strategic Employment Land Availability Assessment - Fishtoft (March 2017)



Existing Employment Sites

Site Reference	FI001	Settlement	Fishtoft
Site Name	Norwood Yard	Site Area (Ha)	0.59
Address	Church Green Road	Current use	B8 7 units
Availability	There are no known legal or ownership issues.		
Achievability	Planning permission for residential use indicates that the site is no longer considered to be a viable employment use.		
Suitability	Unsuitable		
Planning status	Existing employment site planning permission for residential development		
Location	Within Fishtoft settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value, and is occupied by an employment site.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Access onto Church Green Road, a local road suitable for larger vehicles. The site is 3.2km from the A52, a major east-west route and vehicles would pass through residential areas and the village centre.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 419m of the site. The site is within 3.2km of the A52. The site is within the Fishtoft built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	An established low profile employment site. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.		
Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to spaces. Space for parking to frontage. Mature leylandii along north and western boundaries, fencing elsewhere.		
Market signals	An established local employment site. One main occupier - Martin's. Site actively managed. No vacant units.		
Development opportunities	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Potential Employment Sites

Site Reference	FI002	Settlement	Fishtoft
Site Name	Land to the west of Church Green Road	Site Area (Ha)	3.01
Current use	B8, Agriculture	Available land (ha)	3.01
Proposed employm	B1, B2, B8	Net available land (ha)	2.7
Availability	The site has planning permission for residential development so is not available for employment use.		
Achievability	Planning permission for residential use indicates that the site is not considered to be a viable employment use.		
Suitability	Unsuitable		
Planning status	Planning permission for residential development		
Location	Within Fishtoft settlement boundary		
Site Characteristics	The site is previously developed and has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - the site is bounded to the south by development and would round the village off in this location		
Highways	Direct access onto Church Green Road, a local road. The site is 2.4km from the A52, a major east-west route, vehicles would need to pass through 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. Bus stops are within 419m of the site. The site is within 2.4km of the A52. The site is within the Fishtoft built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly residential area. Site is in good condition. The site is within the Fishtoft built-up area so would have good access to amenities. Residential properties are in close proximity to 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, triangular shaped site. It is anticipated that infrastructure may need upgrading to accommodate development on site. Leylandii hedging to the northern & western boundary. Space for manoeuvring/servicing & parking on site but may need to be revised to accommodate a specific use(s).		
Market signals	A low profile small scale site in a predominantly residential area. No critical mass of employment uses. The site has planning permission for residential development.		
Development opportunities	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	FI003	Settlement	Fishtoft
Site Name	Land off Wythes Lane	Site Area (Ha)	0.75
Current use	Agricultural land	Available land (ha)	0.75
Proposed employm	B1, B2, B8	Net available land (ha)	0.67
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low & opening-up infrastructure costs are likely to be high (including access, utilities, flood mitigation) which may adversely impact upon the achievability of employment in this location. If it is allocated there is a low prospect that it would be developed.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use		
Location	635m from Fishtoft settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would create an incongruous form of development and an unacceptable impact into the countryside.		
Highways	The site covers two locations: access would need to be provided from each site onto Wythes Lane, a narrow local road which may be unsuitable for larger vehicles. The sites are 1.4km from the A52, a major east-west route and vehicles would need to use narrow rural roads.		
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, but not by foot or public transport (bus stops are within 755m of the site). The site is within 1.4km of the A52. The site is 635m from the Fishtoft built-up area (settlement boundary). The sites would have limited access by a range of employees.		
External environment	Low profile sites within a predominantly countryside location. Sites in good condition. The sites are 635m from Fishtoft built-up area so would have poor access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use.		
Internal environment	Two relatively flat, small scale irregular shaped sites. It is anticipated that infrastructure may need significantly upgrading to accommodate development on these sites. Limited landscaping evident. Space for manoeuvring/servicing & parking would need to be provided on each site.		
Market signals	Low profile small scale sites in a predominantly rural area. No critical mass of employment uses.		
Development opportunities	The sites are in a relatively detached rural location; significant improvements to access, 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.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1.0-2.0m