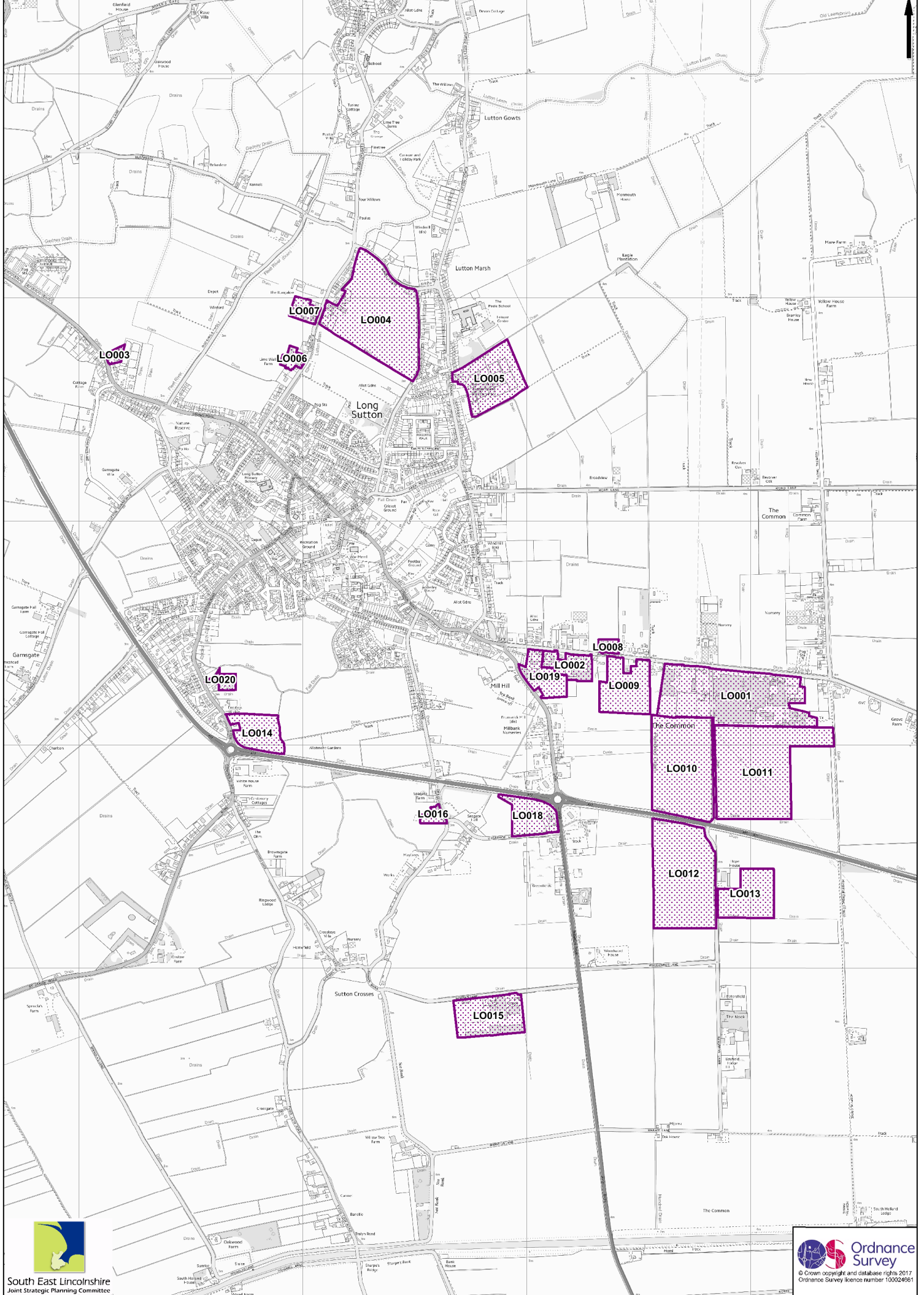


South East Lincolnshire Strategic Employment Land Availability Assessment - Long Sutton (March 2017)



Existing Employment Sites

Site Reference	LO001	Settlement	Long Sutton
Site Name	Land adjoining Hundreds Lane	Site Area (Ha)	15.02
Address	Hundreds Lane	Current use	B1, B2, B8, agricultural land 35 un ite
Availability	There are no known legal or ownership issues.		
Achievability	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.		
Suitability	Suitable		
	Planning status	Existing employment allocation in SHDC Local Plan	
	Location	317m from Long Sutton settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value owing to part of the site being open, farmed Grade 1 land. However the majority of the site is previously developed and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The two businesses each have dedicated access onto Bridge Road, a good quality local road. Hundreds Lane bisects the site and provides additional access. The available land to the west of Hundreds Lane could be satisfactorily accessed from Bridge Road. The site is 1.6km from the A17, a major east-west route and vehicles would need to pass through residential areas. ☒	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 150m of the site. The site is within 1.6km of the A17. The site is 317m from Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established site with a good local profile, visible from the A17 (although not accessible to it). Site is in good condition. The site is 317m from Long Sutton built-up area so would have more limited access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light. The available land sits behind existing development forms a good critical mass of uses.	
	Internal environment	Mature tree belts evident on south-eastern boundary. Space for manoeuvring/servicing and parking provided to each business.	
	Market signals	An established employment allocation, with a good profile locally. Actively managed. Two occupiers - Princes and LC Packaging. Evidence of recent investment and planning permissions show demand exists for these businesses in this location. No vacant units.	
	Development opportunities	No known constraints that could render intensification/redevelopment for employment unviable, as infrastructure & highways provided. Opportunities exist for intensification in the south west. An electricity pylon & overhead lines cross the eastern part of the site: careful design should ensure a scheme could be developed.	
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	LO003	Settlement	Long Sutton
Site Name	Canebuzo	Site Area (Ha)	0.43
Address	Gedney Road	Current use	A1, A3, B1, sui generis 7 units
Availability	There are no known legal or ownership issues.		
Achievability	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 of the businesses.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Long Sutton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Gedney Road, a good quality local road, with each plot taking access off it. The site is 1.1km from the A17, a major east-west route and vehicles would pass through residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 150m of the site. The site is within 1.1km of the A17. The site is within the Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	A mixed use site, accommodating small-scale commercial and employment uses with a reasonable profile locally. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Dedicated car park within site. Visitor Parking also provided on site, with space for electric vehicle charging. Mature trees form eastern boundary, landscaping elsewhere.	
	Market signals	A relatively new local employment site for small scale businesses. Actively managed. Low vacancy levels. Good critical mass of small scale businesses - 7 occupiers.	
	Development opportunities	No known constraints that could render redevelopment of the units for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1m-2m

Site Reference	LO005	Settlement	Long Sutton
Site Name	Hallgate Timber	Site Area (Ha)	0.68
Address	Lime Walk	Current use	B2, 14 units
Availability	There are no known legal or ownership issues.		
Achievability	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.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	107m from Long Sutton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Lime Walk, a local road. The site is 1.9km from the A17, a major east-west route and vehicles pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 410m of the site. The site is within 1.9km of the A17. The site is within 107m of the Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Parking to the frontage. Minimal landscaping.	
	Market signals	An established local employment site. Actively managed. One occupier - Hallgate Timber. No vacant units. Evidence of recent investment indicates demand for employment uses in this location.	
	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. Limited opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	LO006	Settlement	Long Sutton
Site Name	Lime Walk	Site Area (Ha)	1.08
Address	Lime Walk	Current use	B2, B8, D2, 8 units
Availability	There are no known legal or ownership issues.		
Achievability	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.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	297m from Long Sutton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access is provided onto Lime Walk, a local road. The site is 2.2km from the A17, a major east-west route and passes residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 2.2km of the A17. The site is within 297m of the Long Sutton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Parking to the frontage. Mature leylandii hedging to southern/part northern boundary.	
	Market signals	An established local employment site. Actively managed. Accommodates a good mix of small-scale local businesses and ancillary uses. Actively managed. No vacant units. Four occupiers.	
	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. Limited opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1m-2m

Site Reference	LO015	Settlement	Long Sutton
Site Name	Phoenix Lodge	Site Area (Ha)	5.1
Address	Winter's Lane	Current use	B1, B2, B8 14 units
Availability	There are no known legal or ownership issues.		
Achievability	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.		
Suitability	Unsuitable		
	Planning status	Commitment - H11-0080-13 Proposed office and warehouse	
	Location	1.5km from Long Sutton settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being open, farmed grade 1 land, although the majority is previously developed.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Winter's Lane, a narrow local road which may prove problematic for larger vehicles. The site is 1km from the A17, a major east-west route.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1km of the A17. The site is within 1.5km of the Long Sutton built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a predominantly rural area. Area is generally in good condition. No residential properties about the site.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Parking to the frontage. Mature trees and establishing trees along the frontage and southern boundary.	
	Market signals	An established local employment site. Actively managed. One occupier - Dunns. No vacant units. Evidence of recent investment and planning permissions indicate demand for employment uses in this location.	
	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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 0.5-1m

Site Reference	LO016	Settlement	Long Sutton
Site Name	Statech UK Ltd	Site Area (Ha)	0.6
Address	Seagate Road	Current use	B1, B2 2 units
Availability	There are no known legal or ownership issues.		
Achievability	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.		
Suitability	Suitable		
	Planning status	Commitment - H11-0876-14 Proposed Warehouse & Canteen Extension	
	Location	337m from Long Sutton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	Roger's Fall LWS is 178m from the northern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Seagate Road, a local road. The site is 149m from the A17, a major east-west route so no need for vehicles to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is within 149m of the A17. The site is 337m from the Long Sutton built-up area (settlement boundary) but is severed by the A17. The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a predominantly rural area. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Parking to the frontage. Mature trees and hedges along the boundaries.	
	Market signals	An established local employment site. Actively managed. One occupier - Statech. No vacant units. Evidence of recent investment and planning permissions indicate demand for employment use in this location.	
	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 on the site.	
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Potential Employment Sites

Site Reference	LO002	Settlement	Long Sutton
Site Name	Bridge Road Industrial Estate	Site Area (Ha)	2.13
Current use	B1, B2, B8, agricultural land	Available land (ha)	0.4
Proposed employm	B1, B2, B8	Net available land (ha)	0.36
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be low (including site access and utilities). If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	OPP H11-0072-14 for light industrial development		
Location	Within Long Sutton settlement boundary		
Site Characteristics	Part of the site is grade 1 agricultural land, but most of the site is previously developed. 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	Acceptable - the available land is small-scale and contained by employment development on two sides and Bridge Road to the north - there would be no adverse impacts upon the character or appearance of the area.		
Highways	Bridge Road Industrial Estate has a dedicated spine road off Bridge Road, a good quality local road, with each plot taking access off it. Other units have dedicated unmade access onto Bridge Road. An access would be required from Bridge Road to the new site. The site is 928m from the A17, a major east-west route, but vehicles would 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 200m of the site. The site is within 928m of the A17. The site is within the Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site. Site is in good condition. The site is within the Long Sutton 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.		
Internal environment	A relatively flat irregular shaped site. Infrastructure may need upgrading. Landscaping at the entrance & on boundaries. Space for manoeuvring/servicing & parking within each plot. Sufficient space & parking should be provided on the available land.		
Market signals	A low profile established employment site. Actively managed and marketed. Evidence of recent investment and planning permission indicates a demand for employment use in this location. The site accomodates a good critical mass of national and local B-Class development and provides space for small scale businesses. No vacant units.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to each unit. Access, utilities, water & foul water, surface water drainage & flood mitigation would be required. The market potential for development of this site for employment use is considered to be high given the critical mass of adjoining employment uses & the PP for industrial use		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1.0m

Site Reference	LO004	Settlement	Long Sutton
Site Name	Land to the west of Lime Walk	Site Area (Ha)	14.43
Current use	B2, B8, C3a, agricultural land	Available land (ha)	14.43
Proposed employm	B1, B2, B8	Net available land (ha)	11.5
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including site 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	Adjacent to Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to the majority being open and farmed grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Unacceptable - the development would create a large and incongruous group of buildings in the countryside.		
Highways	Dedicated unmade access is provided onto Lime Walk, a local road but this would need significant improvements to accomodate employment uses on a site of this scale. The site is 2.4km from the A17, a major east-west route and vehicles would pass residential areas and the town 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, but not by foot (the footway does not extend to the site) or public transport. The site is within 2.4km of the A17. The site is adjacent to the Long Sutton 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 countryside location. Site is in good condition. The site is adjacent to the Long Sutton built-up area so would have some 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.		
Internal environment	A large relatively flat square shaped site. It is anticipated that infrastructure will need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site in a countryside location. Actively managed for agricultural use, but not marketed. The site could accomodate a good critical mass of B-Class development.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the boundary. Significant access & utilities improvements would be required (including water & foul water, surface water drainage & flood mitigation). The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	LO007	Settlement	Long Sutton
Site Name	Former Butterfly & Wildlife Park, Little London	Site Area (Ha)	6.23
Current use	D2	Available land (ha)	6.23
Proposed employm	B1, B2, B8	Net available land (ha)	4.98
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	Full PP for Res Dev H11-0398-12		
Location	Within Long Sutton settlement boundary		
Site Characteristics	The site has some intrinsic amenity value being mostly open land, and partly is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site is within a built-up area, which although predominantly residential adjoins a secondary school site which contains larger footprint buildings. With careful design this site should have no adverse impact upon the character or appearance of the area.		
Highways	A dedicated access is provided onto Little London, a local road which passes between buildings and may need improving to accomodate employment uses. The site is 1.9km from the A17, a major east-west route but passes residential areas and the town 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 adjoin the site. The site is within 1.9km of the A17. The site is within the Long Sutton 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 mixed condition. The site is within the Long Sutton 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.		
Internal environment	A large relatively flat square shaped site. Infrastructure will need significantly upgrading to accommodate development. A mature tree belt on the north & east boundary. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site in a residential area. The site is vacant and has planning permission for residential use. The planning permission has been recently implemented therefore it is considered the site would only come forward for that use.		
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, 0.5m-1m

Site Reference	LO008	Settlement	Long Sutton
Site Name	Land to the north of Bridge Road	Site Area (Ha)	0.53
Current use	B8, horticultural	Available land (ha)	0.53
Proposed employm	B1, B2, B8	Net available land (ha)	0.47
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including site access, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2017-2021.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	40m from Long Sutton 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	The site is small-scale and contained by development on two sides and Bridge Road to the south - there would be no adverse impacts upon the character or appearance of the area.		
Highways	Direct unmade access onto Bridge Road, a good quality local road. This may need upgrading to accommodate an intensifed use. The site is 1.1km from the A17, a major east-west route and vehicles would 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 65m of the site. The site is within 1.1km of the A17. The site is within 40m of the Long Sutton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile, small scale site. Site is in average condition. The site is within 35m of the Long Sutton 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.		
Internal environment	A small relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. No landscaping evident. Unmade space for manoeuvring/servicing and parking exists but may need to be reconfigured to accommodate a specific use(s).		
Market signals	A low profile, small scale site. Site not capable of accommodating a critical mass of B Class development. The site does not appear to be actively managed or marketed for employment uses.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation 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	Developable	Flood risk	FZ3a, danger for most, 1m-2m

Site Reference	LO009	Settlement	Long Sutton
Site Name	Land to the south of Bridge Road	Site Area (Ha)	4.8
Current use	Agricultural land	Available land (ha)	4.8
Proposed employm	B1, B2, B8	Net available land (ha)	3.84
Availability	There are no known legal or ownership issues.		
Achievability	Moderate achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including site access, flood mitigation and utilities). If it is allocated there is a reasonable prospect that it would be developed 2022-2036.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	28m from Long Sutton settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the site 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	From the north the site would fill gaps in the road frontage, & from the south development would extend the built form but no further than employment to the east, which have a similar size footprint. The size of the site offers the opportunity to mitigate adverse impacts.		
Highways	The site's eastern frontage is wide enough to accommodate a suitable access & there is suitable visibility in both directions. Bridge Road is the old A17 so is of a suitable standard to accommodate the vehicular activity associated with employment. A new access and spine road would be required. The site is 1.1km from the A17, a major east-west route & vehicles would pass through 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 adjoin the site boundary. The site is within 1.1km of the A17. The site is within 28m of the Long Sutton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	The site is well related to existing, established employment uses to the east & west. Site in good condition. The site is within 28m of the Long Sutton built-up area so would have access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use.		
Internal environment	A large relatively flat irregular shaped site. It is anticipated that infrastructure will need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A strategic scale site, capable of accommodating a critical mix of B Class development, particularly with the adjacent LO002 and LO001. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would be required for new development. The market potential for development of this site for employment use in this location is considered to be moderate.		
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	LO010	Settlement	Long Sutton
Site Name	Land to the west of Hundreds Lane	Site Area (Ha)	12.1
Current use	Agricultural land	Available land (ha)	12.1
Proposed employm	B1, B2, B8	Net available land (ha)	9.68
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, flood mitigation 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	300m from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and 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 development would create a large and incongruous group of buildings in the countryside.		
Highways	No formal agreement is in place to adopt the access road to LC Packaging. The specification & construction standards are unknown. Unless lawful access exists, access cannot be taken from Bridge Road. Land to the south of access to LO001 on Hundreds Lane has a weight limit requiring improvements & potentially to the A17 - this could adversely affect the viability.		
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 as the footpath does not extend to the site boundary. Bus stops are within 624m of the site. The site adjoins the A17 but requires a new access. The site is within 300m of the Long Sutton built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile site with a 270m frontage to the A17. Site is in good condition. The site is within 300m of the Long Sutton built-up area so would have access to amenities. No residential properties adjoin the site .		
Internal environment	A large relatively flat rectangular shaped site. It is anticipated that infrastructure will need significantly upgrading/extending to accommodate development on site. Some trees are evident on the southern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating a critical mix of B Class development, particularly with the adjacent LO001. Site not actively marketed.		
Development opportunities	Significant highways improvements are required which could have an adverse impact upon the achievability of employment land in this location, particularly as significant utilities, water and foul water improvements, surface water drainage and flood mitigation would also be required. 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 most, 1-2m

Site Reference	LO011	Settlement	Long Sutton
Site Name	Land to the east of Hundreds Lane	Site Area (Ha)	15.6
Current use	Agricultural land	Available land (ha)	10.5
Proposed employm	B1, B2, B8	Net available land (ha)	8.4
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	H10-0290-12 Erection of 500kWe wind turbine with access tracks, electricity switchroom and u		
Location	584m from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to the majority being open and farmed grade 1 land with part being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site will create a significant extension to the LO001 to the north, creating significant development in an area of countryside character which will inevitably have an adverse impact upon the character and appearance of the area.		
Highways	Land to the south of the existing Hundreds Lane (access to LO001) has a maximum weight limit. Substantial improvements would be required on Hundreds Lane & potentially to the A17. This could affect the viability of development.		
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 as the footpath does not extend to the site boundary. Bus stops are within 624m of the site. The site is 20m from the A17. The site is within 584m of the Long Sutton built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile site visible from the A17. Site is in good condition. The site is within 584m of the Long Sutton built-up area so would have more limited access to amenities. No residential properties adjoin the site. The site adjoins the A17 so could generate adverse amenity impacts for future occupiers.		
Internal environment	A large relatively flat irregular shaped site. It is anticipated that infrastructure will need significantly upgrading/extending to accommodate development on site. Some trees are evident on the northern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A reasonable profile site, capable of accommodating a critical mix of B Class development, particularly with the adjacent LO001. Site not actively marketed.		
Development opportunities	Significant highways improvements could adversely impact upon the achievability of employment, particularly as significant utilities, surface water & flood mitigation would be required. A wind turbine (& plant/access) reduce the site to 10ha. Electricity pylon on site & overhead electricity lines could restrict development. The market potential for development for employment is low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	LO012	Settlement	Long Sutton
Site Name	Land to the south of the A17	Site Area (Ha)	12.7
Current use	Agricultural land	Available land (ha)	12.7
Proposed employm	B1, B2, B8	Net available land (ha)	10.1
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, flood mitigation 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	665m from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and 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 development would create a large and incongruous group of buildings in the countryside.		
Highways	Significant highways improvements would be required to secure access via Hundreds Lane (a narrow local road) or to the A17. This could adversely affect the achievability of development in this location. The site adjoins the A17 so vehicles do not need to pass residential areas or town centres if highway improvements provided.		
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 and by public transport. The site adjoins the A17 but would require a new access. The site is within 665m of the Long Sutton built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	A high profile site with a 241m frontage to the A17. Site in good condition. The site is within 665m of the Long Sutton built-up area so would have limited access to amenities. A residential property could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the A17 could be mitigated.		
Internal environment	A large relatively flat rectangular shaped site. It is anticipated that infrastructure will need significantly upgrading to accommodate development on site. Some trees are evident on the north & east boundaries. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating a critical mix of B Class development. Site not actively marketed.		
Development opportunities	Significant highways improvements are required which could have an adverse impact upon the achievability of employment land in this location, particularly as significant utilities, water and foul water improvements, surface water drainage would also be required. 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 most, 0.5-1m

Site Reference	LO013	Settlement	Long Sutton
Site Name	Land to the east of Hundreds Lane south	Site Area (Ha)	4.6
Current use	Agricultural land	Available land (ha)	4.6
Proposed employm	B1, B2, B8	Net available land (ha)	3.6
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, flood mitigation 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	1km from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and 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 development would create a incongruous group of buildings in the countryside.		
Highways	New/improved access would need to be provided onto Hundreds Lane south, a narrow local road. The site is within 275m of the A17, a major east-west route. The site adjoins the A17 so vehicles do not need to pass residential areas or town centres.		
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 and by public transport. The site is within 275m of the A17. The site is within 1km of the Long Sutton built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	Low profile site in a predominantly rural location. Site in good condition. The site is within 1km of the Long Sutton built-up area so would have poor access to amenities. A residential property could be affected by noise, odour and light - impact would depend upon the use.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure will need significantly upgrading/extending to accommodate development on site. Some trees are evident on the north-western boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, capable of accommodating a good mix of B Class development. Site not actively marketed.		
Development opportunities	Significant highways improvements are required which could have an adverse impact upon the achievability of employment land in this location, particularly as significant utilities, water and foul water improvements, surface water drainage would also be required. 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 most, 0.5-1m

Site Reference	LO014	Settlement	Long Sutton
Site Name	Land to the east of Station Road	Site Area (Ha)	3.3
Current use	Agricultural land	Available land (ha)	3.3
Proposed employm	B1, B2, B8	Net available land (ha)	2.6
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including highways, flood mitigation 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	15m from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and 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 have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of Station Road, and on the eastern side further north as linear development so would create an intrusion into an area with countryside character).		
Highways	Station Road frontage, to the north of 'Prunus', can accommodate an access but would have a significant impact on the property. Station Road frontage to the south of 'Prunus' too close to the A17 r'bout to provide safe access. Access from the A17 should be avoided unless essential (a left-turn off the A17 near the r'bout with all egress north of 'Prunus'). The site adjoins the A17, a major east-west route.		
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 275m of the A17. The site is within 15m of the Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A high profile site with a 213m frontage to the A17. Site in good condition. The site is within 15m of the Long Sutton built-up area so would have access to amenities. A residential property could be affected by noise, odour and light - impact would depend upon use. Adverse amenity from the A17 could be mitigated.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Some trees are evident on the southern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating B Class development. No critical mass of employment development nearby. The site appears to be actively marketed and to date has secured no known interest from the market from employment use.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would be required for new development. The market potential for development of this site for employment use (B1, B2, B8) in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	LO018	Settlement	Long Sutton
Site Name	Land to the north of Vicarage Lane	Site Area (Ha)	3.2
Current use	A5, B1c, agricultural land	Available land (ha)	1.9
Proposed employm	B1, B2, B8	Net available land (ha)	1.5
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be low (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	H11-0983-10 Erection of 7 industrial starter units		
Location	438m from Long Sutton settlement boundary		
Site Characteristics	The site has some amenity value owing to part being open grade 1 land and rest being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site would extend the town to the south of the A17 to the detriment of the area's character - development on this part of the A17 is not perceived as part of the town's main built up area. The site's development would appear unrelated to the town's main built up area.		
Highways	Spurs are in place to an access (shared with McDonalds) onto Vicarage Lane. Wisbech Road & Vicarage Lane has been improved to provide access to the road that serves McDonalds. This is an overspill car park so parking restrictions may be required. Vicarage Lane might be improved for a second access. The site is 115m from a junction with the A17, a major east-west route.		
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 and public transport. The site is within 115m of the A17. The site is within 438m of the Long Sutton built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	A high profile site with a 232m frontage to the A17. Vacant land in average condition. The site is severed from Long Sutton by the A17 so has limited access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the A17 could be mitigated.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. A mature tree belt is evident on the western boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating B Class development which could form a good mix of uses with the industrial units that appear to be under construction. The site does not appear to actively marketed. The site previously had planning permission for a motel and public house to little interest from the market.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage would be required for new development. The market potential for development of this site for employment use (B1, B2, B8) in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.5m

Site Reference	LO019	Settlement	Long Sutton
Site Name	Land to the south of Bridge Road	Site Area (Ha)	2.62
Current use	B2, sui generis, grassland, agricultural land, woodland	Available land (ha)	2.62
Proposed employm	B1, B2, B8	Net available land (ha)	2.35
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low & opening-up infrastructure costs are likely to be high (including site clearance, decontamination & flood mitigation) which may have an adverse impact upon viability. If it is allocated there is a low prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
	Planning status	No PP or Allocation	
	Location	Partly within/partly adjacent to Long Sutton settlement boundary	
	Site Characteristics	The site has some amenity value owing to it being partly open, farmed Grade 1 land and partly mature woodland. Part of the site is previously developed.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No major archaeological issues, further information may be required dependant on development.	
	Character	Acceptable - viewed from Bridge Road, the site's redevelopment could bring environmental benefits and, if the existing tree belt along Wisbech Road is maintained or enhanced, impacts from that direction would also be acceptable.	
	Highways	The Highway Authority comments that safe and suitable vehicular and pedestrian access off Bridge Road would be easily achievable - the frontage currently provides access to car sales and a residential property. There should be no access to this site from Wisbech Road. The site is 820m from the A17, a major east-west 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 169m from the site. The site is within 820m of the A17. The site is within Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	A low profile site. Site is in good condition. The site is partly within/partly adjacent to Long Sutton 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.	
	Internal environment	A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature woodland exists on site. 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. Could form a good critical mass of employment uses with the adjoining LO002. 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 flood mitigation 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	FZ3a, danger for most, 0.50-1m

Site Reference	LO020	Settlement	Long Sutton
Site Name	Land to the east of Station Road	Site Area (Ha)	0.7
Current use	Agricultural and horticultural buildings and yard	Available land (ha)	0.7
Proposed employm	B1, B2, B8	Net available land (ha)	0.63
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are also likely to be moderate (including site clearance and flood mitigation costs). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Within Long Sutton settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed with agricultural and horticultural buildings/structures. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - the site's redevelopment would not have adverse visual impacts on the area's character or appearance - the site already contains buildings, and is largely hidden from view behind existing frontage dwellings.		
Highways	The width of the existing access is wide enough to accommodate the road, footways, junction radii & visibility splays required. With land from 'Glendale' access could be set to the south of the frontage, so there are no impacts upon 'Rotherwood'. The site is 301m from the A17, a major east-west route & 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 but not by public transport. The site is within 301m of the A17. The site is within Long Sutton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential properties. Site is in good condition. The site is within Long Sutton 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.		
Internal environment	A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited 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 in a predominantly 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 flood mitigation 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	FZ3a, danger for most, 0.50-1m