



# Potential Employment Sites

Site Reference	LU009	Settlement	Lutton
Site Name	Silverhill Caravan Park, Lutton Gowts	Site Area (Ha)	3.3
Current use	Sui generis	Available land (ha)	3.3
Proposed employm	B1, B2, B8	Net available land (ha)	2.64
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	H12-0129-17 application for permanent caravan site		
Location	166m 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	Development would have adverse visual impacts - development in this area is scattered with the cohesive built-up area of Long Sutton to the south & that of Lutton to the north. Development would create an isolated & incongruous estate in the countryside unrelated to the existing settlement pattern.		
Highways	Dedicated unmade access is provided onto Lutton Gowts, a local road. The site is 2.9km from the A17, a major east-west route and vehicles would pass residential areas.		
Infrastructure	Although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of a commercial enterprise.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 2.9km of the A17. The site is within 166m 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 low profile site in a predominantly village location. Site is in good condition. The site is within 166m 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 relatively flat irregular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Trees and hedges are evident on all boundaries. 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 mix of B Class development. 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 low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1m-2m