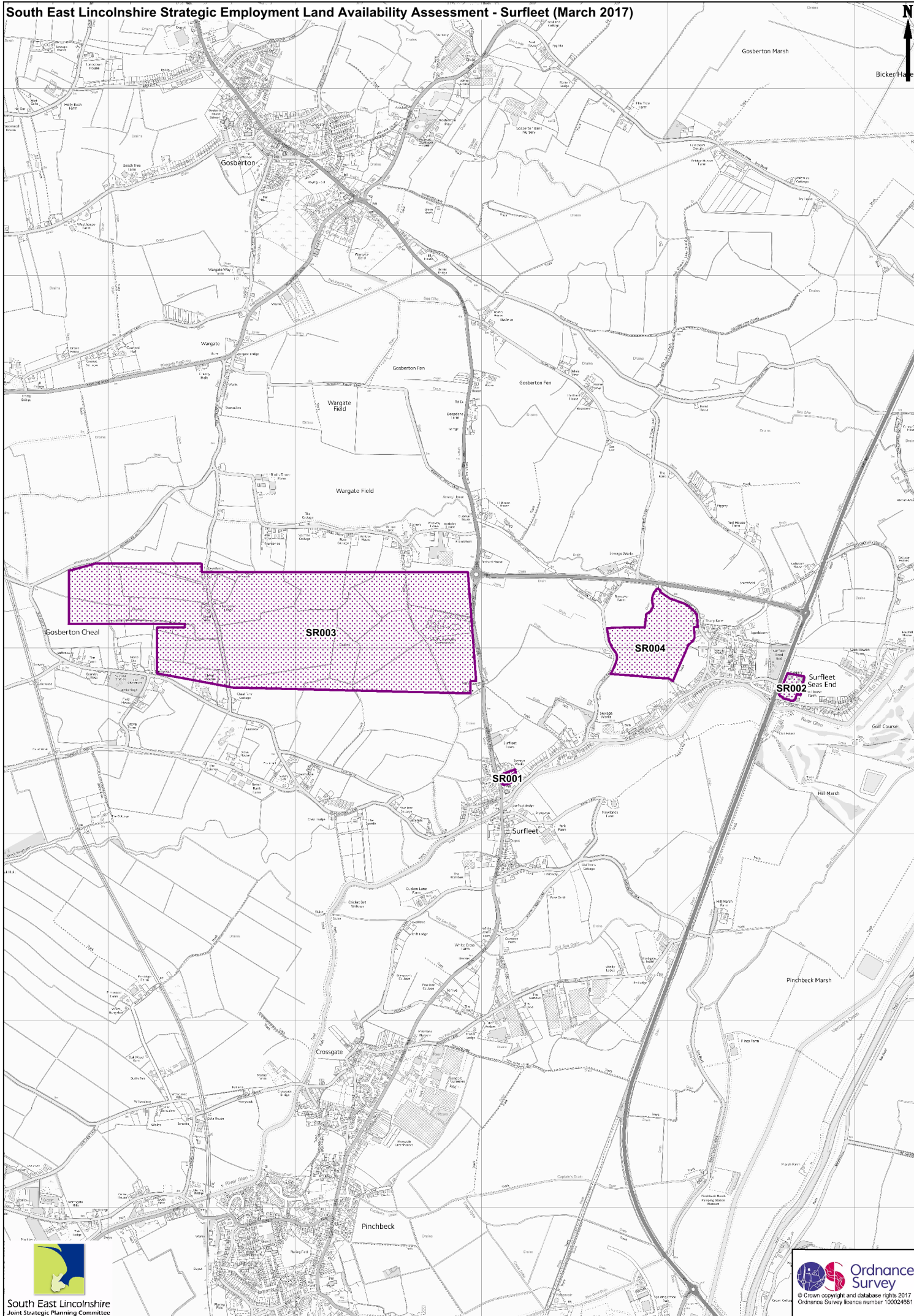


South East Lincolnshire Strategic Employment Land Availability Assessment - Surfleet (March 2017)



Existing Employment Sites

Site Reference	SR001	Settlement	Surfleet
Site Name	Land to the east of Gosberton Road	Site Area (Ha)	0.46
Address	Gosberton Road	Current use	B2, 6 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	Existing employment site	
	Location	Within Surfleet settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.	
	Environmental issues	Surfleet Lows SSSI is within 160m of the northern boundary of the site. River Glen LWS is within 130m of the southern boundary.	
	Heritage issues	The Grade I listed Church of St Lawrence adjoins the southern boundary of the site. Development may adversely affect the significance, character and setting of this heritage asset. The impact of the development, positive or negative on heritage assets will be highly dependent upon quality design and implementation, and the recommendations of a Statement of Significance.	
	Highways	Direct unconstrained access onto Gosberton Road, a good quality local road. The site is 1.7km from the A16, a major north-south route and vehicles would need to pass residential areas and the village centre to reach the A16.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 55m of the site. The site is 1.7km from the A16 junction. The site is within Sutterton 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 good profile locally on a well-used road in a village location. Area is generally in average condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Parking on site. No landscaping evident.	
	Market signals	An established employment site. One occupier. No vacant units. Actively managed. Recent change of occupier indicates demand for employment use exists 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 but would need to be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	SR002	Settlement	Surfleet
Site Name	Land to the north of Seas End Road	Site Area (Ha)	1.33
Address	Seas End Road	Current use	B1, B2, B8 9 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	Existing employment site		
Location	Within Surfleet settlement boundary		
Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.		
Environmental issues	The River Glen LWS and Surfleet Reed Bed LWS are within 30m of the southern and western boundaries respectively.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Direct unconstrained access onto Seas End Road, a good quality local road. The site is 25m from the A16, a major north-south route. No need to pass residential areas or town centres.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 275m of the site. The site is 25m from the A16 junction. The site is within Surfleet built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	An established employment site. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels. The A16 adjoins the site on the western boundary which could impact upon the amenity of occupiers.		
Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Parking on site. Depth mature trees buffer the site from the A16 and from adjoining sensitive uses.		
Market signals	An established employment site. One occupier - Admiral Display. No vacant units. Actively managed. Recent change of occupier indicates demand for employment use exists 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 most, 0-0.25m

Potential Employment Sites

Site Reference	SR003	Settlement	Surfleet
Site Name	Land to the west of Gosberton Road	Site Area (Ha)	120.59
Current use	C3a, Sui generis, Agricultural land	Available land (ha)	120.59
Proposed employm	B1, B2, B8	Net available land (ha)	96.47
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 high (including access, utilities, site clearance). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Option 3 of site appraisal for RFI		
Location	334m from Surfleet settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	The site is within 55m of Surfleet Lows SSSI.		
Heritage issues	The Grade I Listed St Lawrences Church is within 70m of the southern boundary. Development may adversely affect the significance, character and setting of this heritage asset. The impact of the development, positive or negative on heritage assets will be highly dependent upon quality design and implementation, and the recommendations of a Statement of Significance. No major archaeological issues, further information may be required dependant on development.		
Character	The site's boundary does not follow natural features and 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. This is the least favoured highways option of those considered. The site is 1.7km from the A16, a major north-south route.		
Infrastructure	The site will lead to the loss of South Lincolnshire Crematorium.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot. Development of this site should be able to provide enhanced access by foot, cycle & public transport. The site is within 1.7km of the A16. The site is within 334m of the Surfleet built-up area (settlement boundary). The site has potential through development to be accessible by a range of employees.		
External environment	A reasonable profile site locally. Site in good condition. The site is within 334m of Surfleet 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, 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 reasonable profile site locally. Would form a good critical mass of freight related uses should a freight terminal be provided on site. No evidence of marketing.		
Development opportunities	Replacement of Lincolnshire Crematorium would be required - a significant cost. Substantial highways, utilities, flood mitigation & surface water improvements, demolition & site clearance would be required. Without investment from external parties it is likely that development would not be achievable. The market potential for development for a rail freight related use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.5-1m

Site Reference	SR004	Settlement	Surfleet
Site Name	Land between Hungate and Thary Lane	Site Area (Ha)	14.23
Current use	C3a, Agricultural land	Available land (ha)	14.23
Proposed employm	B1, B2, B8	Net available land (ha)	11.38
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, but opening-up infrastructure costs are likely to be high (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	Partly within/partly adjacent to Surfleet settlement boundary		
Site Characteristics	The site has some amenity value owing to it being mostly open, farmed Grade 1 land. A small 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	Unacceptable - its development would have adverse impacts upon the character and appearance of the area - the site is out-of- scale with, and poorly related to, the existing village.☒		
Highways	The site has direct access onto Thary Lane, a local road although this would need to be significantly upgraded to accommodate employment development. The site is 787m from the A16, a major north-south route and vehicles would not need to pass residential areas and village 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 and by foot. Bus stops are within 384m of the site. The site is 787m from the A16. The site is partly within/partly adjacent to Surfleet built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site within a village location. Site is in good condition. The site is partly within/partly adjacent to Surfleet 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, square shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees on the north-east boundary. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. 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 existing dwellings. Access, utilities, water and foul water improvements and flood mitigation and surface water drainage will need to be upgraded for new employment development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, low hazard, 0-0.25m