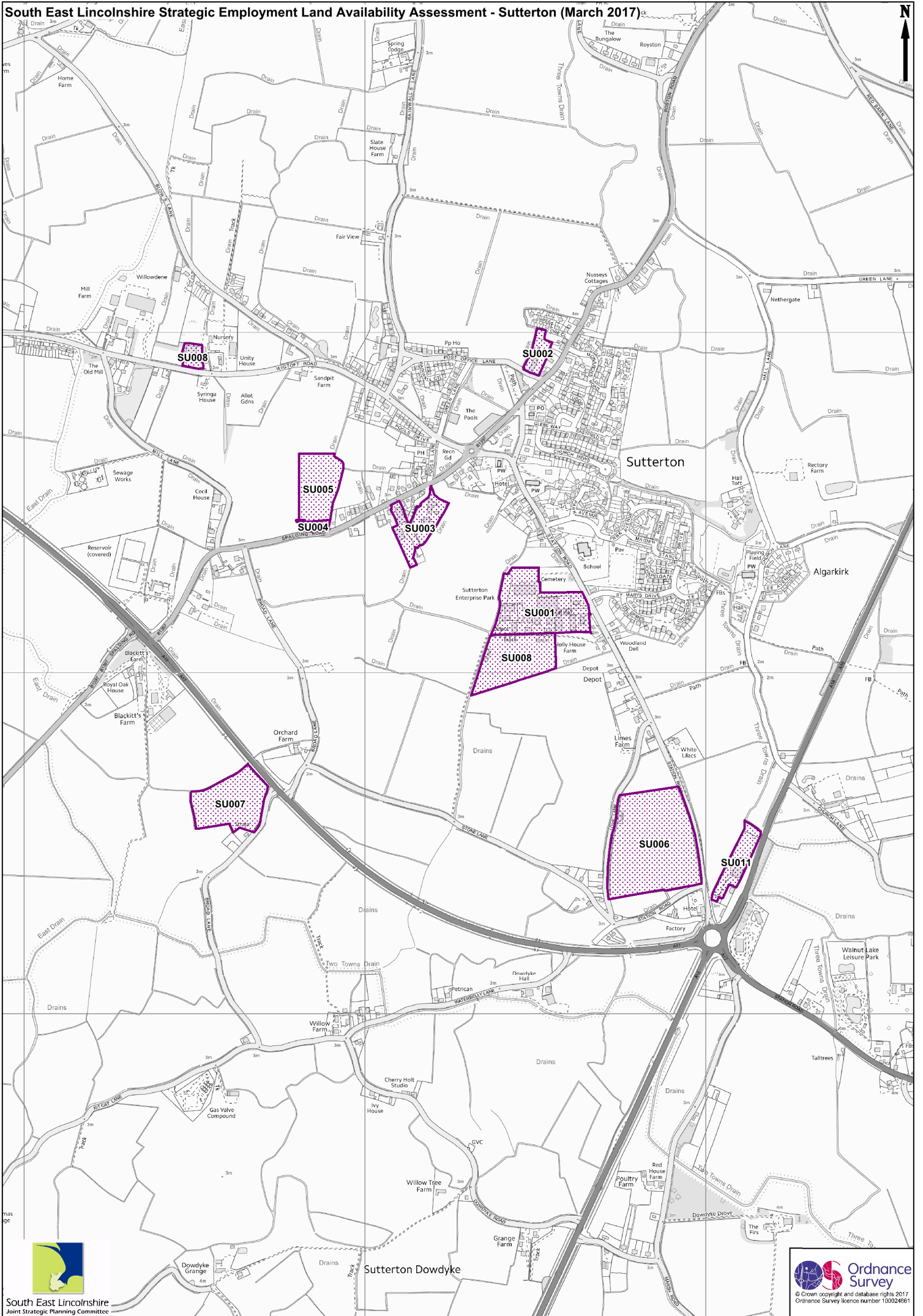


South East Lincolnshire Strategic Employment Land Availability Assessment - Sutterton (March 2017)



Existing Employment Sites

Site Reference	SU001	Settlement	Sutterton
Site Name	Enterprise Park	Site Area (Ha)	3.97
Address	Endeavour Way	Current use	B1, B2, B8, 22 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 allocation in BBC Local Plan. Commitment B/16/0133 Proposed warehouse extension B/15/0506 Erection of 14,655sq.m Class B2 (general industrial) floor space	
	Location	Within Sutterton 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	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Each plot has direct access onto a dedicated spine road (Endeavour Way) which has direct access onto Station Road. 990m from the A16/A17 junction, with strategic access north-south and east-west. Traffic does not need to pass through the village centre or go through residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 700m of the site. The site is 990m from the A16/A17 junction. The site is within Sutterton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment allocation. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space within each plot to ensure vehicles can turn and manoeuvre. Parking within each plot. Depth mature tree belt exists on the northern boundary and tree belt evident on the southern boundary.	
	Market signals	An established employment allocation. Multiple occupiers including national/regional brands. Two small scale vacant units. Actively managed and marketed. Evidence of recent investment and planning permissions for expansion indicate a demand for employment use exists in this location.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to each unit. Opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SU004	Settlement	Sutterton
Site Name	Spalding Road Industrial Estate	Site Area (Ha)	0.25
Address	Spalding Road	Current use	B1c, 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	Existing employment site		
Location	Within Sutterton 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	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Unconstrained, direct access onto Spalding Road. 570m from the A17, a strategic east-west route and vehicles would pass residential properties on Spalding Road.		
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 570m from the A17. The site is within Sutterton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A small established employment site, accommodating small-scale employment uses. Area is generally in average 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 parking to frontage. No landscaping evident.		
Market signals	Established employment site for small scale businesses. Actively managed. Low vacancy levels. Good critical mass of small scale businesses - 6 occupiers.		
Development opportunities	No known constraints that could render redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification of the site.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1.0m

Site Reference	SU008	Settlement	Sutterton
Site Name	E Sterma Agricultural Contractors	Site Area (Ha)	0.4
Address	Wigtoft Road	Current use	Sui generis and paddock 3 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	Existing commercial enterprise	
	Location	407m from Sutterton 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 commercial development.	
	Environmental issues	Sutterton Brickworks LWS is within 100m of the southern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Unconstrained, direct access onto Wigtoft Road, a good local road. 1.8km from the A17, a strategic east-west route but vehicles would pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is 1.8km from the A17. The site is 407m from the Sutterton built-up area (settlement boundary). The site has more limited access by a range of employees.	
	External environment	An established commercial site in a secondary location. 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. Mature trees and hedges to the boundaries.	
	Market signals	An established commercial site. One occupier - Sterma. Actively managed. No vacant units. Evidence of recent investment indicates demand for commercial use on this site.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site but would need to address environmental issues.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1.0m

Site Reference	SU011	Settlement	Sutterton
Site Name	Old Station Yard	Site Area (Ha)	1.17
Address	Station Road	Current use	B2, sui generis, 1 unit
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	Existing employment/commercial site	
	Location	556m from Sutterton 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/commercial development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Station Road, a local road. The site is 65m from the A17, a major east-west route and A16, a major north-south route. No need to pass town centres or residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot, but not by public transport. The site is 65m from the A17. The site is 676m from the 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 high profile with a 180m frontage to the A16 and positioned on the A16/A17 roundabout, albeit in a secondary location. Area is generally in excellent condition. There are no residential properties nearby.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Dedicated parking within the site. Tree belt provides buffer to A16.	
	Market signals	An established employment site. Actively managed. One occupier - Mercedes Benz. Recent investment and planning permissions indicates demand for B Class development exists in this location. Actively managed. No vacant units.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Potential Employment Sites

Site Reference	SU002	Settlement	Sutterton
Site Name	Land to the north of Post Office Lane	Site Area (Ha)	0.58
Current use	B8	Available land (ha)	0.58
Proposed employm	B1, B2, B8	Net available land (ha)	0.52
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 access, utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2017-2021.		
Suitability	Suitable		
Planning status	Former employment site		
Location	Within Sutterton settlement boundary		
Site Characteristics	It is not agricultural land and 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	The site is cleared although was formerly in B8 use. With good design development should not adversely affect the character or appearance of the area.		
Highways	Site has direct access onto Post Office Lane, a local road. Turning could be difficult for larger vehicles. The site is 1.4km from the A17, a major east-west route, and 1.7km from the A16, a major north-south route, and traffic would need to pass the village centre and 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 170m of the site. The site is 1.4m from the A17 and 1.7km from the A16. The site is within Sutterton 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 predominantly residential area. The site is within Sutterton built up area so would have good 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, small rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. A tree belt exists on the western boundary. 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 not form a mass of employment uses. Site has been marketed for employment use in the past with little apparent interest from the market.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the site. Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. The market potential for development of this site for employment use is considered to be low evidenced by lack of interest from the market.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25m-0.50m

Site Reference	SU003	Settlement	Sutterton
Site Name	Love Lane	Site Area (Ha)	1.63
Current use	B1, B2, B8	Available land (ha)	0.26
Proposed employm	B1, B2, B8	Net available land (ha)	0.26
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 low (including access, utilities). If it is allocated there is a moderate prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Existing employment site		
Location	Within Sutterton settlement boundary		
Site Characteristics	It is not agricultural land and 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 - two businesses bisected by Love Lane. From the north has a relatively small frontage either side of residential properties but extends south to the rear of those properties. The available land would round off the south & would remain contained by a drain having no adverse impact on character.		
Highways	The business (west) has direct access onto Spalding Road, the business (east) has access onto Love Lane, which bisects the site. The southern part of Love Lane is narrow & unmade. It is likely accessed to the available land will be via the eastern site. The site is 860m from the A17, a major east-west route - vehicles would pass the village centre & 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. The site is 860m from the A17 and 1.7km from the A16. The site is within Sutterton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile well established employment site within a central village location. The site is within Sutterton built up area so would have good 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, small irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. A tree belt exists to the south east of Love Lane. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate any additional use(s).		
Market signals	A low profile established employment site, forming a good mix of local employment uses in a central village location. Actively managed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. Access, utilities, water and foul water improvements, 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 moderate as part of a small scale expansion to the existing use.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.5m

Site Reference	SU005	Settlement	Sutterton
Site Name	North of Spalding Road Industrial Estate	Site Area (Ha)	2.22
Current use	Agricultural	Available land (ha)	2.22
Proposed employ	B1, B2, B8	Net available land (ha)	1.77
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). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Existing employment allocation in BBC Local Plan		
Location	Adjacent to Sutterton 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 extend the built form north creating a large and incongruous group of buildings within an area of predominantly countryside character.		
Highways	Spur in place for access into the site which would provide unconstrained, direct access through Spalding Road Industrial Estate onto Spalding Road. A spine road and access to each plot would be required. 580m 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 320m of the site. The site is 580m from the A17. The site is adjacent to the Sutterton 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 SU004 (a small scale employment site comprising start up units). The site is adjacent to Sutterton 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, 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 any additional use(s).		
Market signals	A low profile employment allocation. Capable of accommodating a good mix of B Class development with the SU002 to the south. Good access to the A17. Actively marketed for some time but no apparent interest from the market indicates a lack of demand at this scale for B Class development in this location.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the boundary. Substantial improvements to access, utilities, water & foul water, surface water drainage & flood mitigation are likely to be required. The market potential for development of this site for employment is considered to be low evidenced by the lack of interest in marketing.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1.0m

Site Reference	SU006	Settlement	Sutterton
Site Name	Land between Station Road and Love Lane	Site Area (Ha)	7.09
Current use	Agricultural	Available land (ha)	7.09
Proposed employ	B1, B2, B8	Net available land (ha)	5.67
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). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use		
Location	415m from Sutterton 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 a large and incongruous group of buildings within an area of predominantly countryside character.		
Highways	A new access would need to be provided onto Station Road, and a new spine road and plot access provided within the site. Access onto Love Lane would not be suitable. 123m from the A16/A17 junction providing access to major east-west/north-south routes and vehicles do not need to pass village centres or 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 123m from the A16/A17. The site is 415m from the Sutterton built-up area (settlement boundary). The site has more limited access by a range of employees.		
External environment	A low profile site within a predominantly rural location. Site is in good condition. The site is within 415m of Sutterton 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 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 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 on site to accommodate a specific use(s).		
Market signals	A low profile site capable of accommodating a good mix of B Class development. Good access to the A17/A16. No active marketing.		
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 are likely 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, danger for most, 1-2m

Site Reference	SU007	Settlement	Sutterton
Site Name	North of Straja, Broad Lane	Site Area (Ha)	2.96
Current use	Agricultural land	Available land (ha)	2.96
Proposed employm	B1, B2, B8	Net available land (ha)	2.36
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 and flood mitigation). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	789m from Sutterton 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 have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the northern side of the A17 so would create an intrusion into an area with countryside character).		
Highways	Access would need to be provided onto Broad Lane, a local road. The site is 66m from the A17, a major east-west route so vehicles do not need to pass a village centre or 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 but not by foot or by public transport. The site is 66m from the A17. The site is 789m from the Sutterton built-up area (settlement boundary) and is severed by the A17. The site has limited access by a range of employees.		
External environment	A high profile site with a 96m frontage to the A17. Site is in good condition. The site is within 789m of Sutterton built up area so would have limited access to amenities. A residential property adjoin the site so could be affected by noise, odour and light. The site adjoins the A17 so amenity of future occupiers could be affected by noise.		
Internal environment	A relatively flat, square shaped site. Infrastructure would need significantly upgrading to accommodate development. Mature trees on the boundary with the residential property. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A high profile site capable of accommodating a good mix of B Class development. Good access to the A17. Evidence of marketing. Site granted planning permission in 2012 (B/12/0160) for product and research development although the planning permission has expired and no development has commenced. This indicates little demand from the market for B Class development in this location.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the boundary. It is anticipated that significant upgrades would be required to access, utilities, water & foul water, surface water drainage & flood mitigation. The market potential for development of this site for employment is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SU008	Settlement	Sutterton
Site Name	Land south of Enterprise Park	Site Area (Ha)	2.99
Current use	Agricultural land	Available land (ha)	2.6
Proposed employ	B1, B2, B8	Net available land (ha)	2.08
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 access, utilities). If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Planning permission for employment development		
Location	Within Sutterton 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	This site will extend SU001 into the countryside to the south which will inevitably have an adverse impact upon the character & appearance of the area. But this land has planning permission so the principle of development has been accepted in this location; development on this scale offers opportunities to mitigate such impacts.		
Highways	Access would be taken through the adjoining site to the north within SU001 to access Endeavour Way a dedicated spine road serving the wider SU001. The site is 1.2km from the A17, a major east-west route so vehicles do not need to pass village centres or 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. The site is 1.2km from the A17. Bus stops are within 800m of the site. The site is within the Sutterton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site adjoining an established employment allocation. Site is in good condition. The site is within Sutterton built up area so would have access to amenities. No residential properties nearby.		
Internal environment	A relatively flat, triangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees are evident on the northern boundary. 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 capable of providing a critical mass of B Class development with the adjoining SU001. Good access to the A17/A16. Site has planning permission for employment use (to form an extension of the existing business to the north).		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the boundary. PP has been granted. It is anticipated that an extension of the access, utilities, water & foul water would be required & surface water drainage and flood mitigation provided. The market potential for development of this site for employment use is considered to be high.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5m-1m