

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



Existing Employment Sites

| | | | |
|----------------|---|---|--------------------------------|
| Site Reference | SB001 | Settlement | Sutton Bridge |
| Site Name | West Bank Industrial Area | Site Area (Ha) | 4.7 |
| Address | West Bank | Current use | B1, B2, B8, approx 25 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 | Within Sutton Bridge 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 used for employment. | |
| | Environmental issues | No national or local environmental designations nearby. | |
| | Heritage issues | No national or local heritage designations nearby. | |
| | Highways | Direct access onto West Bank Road, a good quality local road although larger vehicles may experience difficulties turning at the junction with Bridge Road. The site is 356m from the A17, a major east-west route and vehicles need to 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 345m of the site. The site is 356m from the A17 junction. The site is within Sutton Bridge 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, close to the town centre. Area is generally in good condition. Residential properties abut 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. Space within each plot for car parking - some on street parking evident. Mature trees exist on western boundary. | |
| | Market signals | An established strategic employment site forming a good critical mass of employment uses, with the adjoining Sutton Bridge Port. Actively managed. No vacant units. Six occupiers. | |
| | Development opportunities | No known constraints that could render intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site. There may be contaminated land issues. | |
| Developable | Developable | Flood risk | FZ3a, danger for most, 0-0.25m |

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|----------------------------------|--|-----------------------|----------------------------|
| Site Reference | SB004 | Settlement | Sutton Bridge |
| Site Name | Railway Lane East | Site Area (Ha) | 12.4 |
| Address | A17 | Current use | B1, B2, B8 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 | No pp or allocation | | |
| Location | Within Sutton Bridge settlement boundary | | |
| Site Characteristics | It is not agricultural land, and the site is previously developed. The site is well treed and has some amenity value and is currently used for employment. | | |
| Environmental issues | Sutton Bridge Disused Railway Line LWS adjoins the north-western boundary. | | |
| Heritage issues | A Grade II* listed building is within the site & the site wraps around a Grade II listed building on its northern boundary. The historic buildings reflect the industrial origins of Sutton Bridge & the site is of high significance reflecting the quality of earlier industrial and related development. Should redevelopment/intensification occur (depending on location) a design brief should guide the proposal so that the historic settings of the listed buildings (within & in close proximity) are reflected. It should identify opportunities for enhancement. | | |
| Highways | The site has direct access onto the A17, a major east-west route. No need to pass residential areas and the town centre. | | |
| Access for employees | Services, facilities and homes are potentially accessible by cycle and but not by foot. Bus stops are within 340m of the site. The site has direct access onto the A17. The site is within Sutton Bridge 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 100m frontage to the A17, with direct access from the A17. 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. Space within each plot for car parking. Mature trees and hedges form all boundaries and provide buffer to A17. | | |
| Market signals | An established strategic employment site forming a good critical mass of employment uses. Actively managed. No vacant units. Three occupiers, including national business. | | |
| Development opportunities | No known constraints that could render intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site but should address environmental issues. Redevelopment may involve contaminated land. | | |
| Developable | Developable | Flood risk | FZ3a, danger for all, 1-2m |

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|-----------------------|---|--|---------------------------|
| Site Reference | SB006 | Settlement | Sutton Bridge |
| Site Name | Waymans Transport | Site Area (Ha) | 0.93 |
| Address | Chalk Lane | Current use | B8 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 | No pp or allocation | |
| | Location | 743m from Sutton Bridge 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 used for employment. | |
| | Environmental issues | Cross Keys Pool LWS is 200m from the western boundary. | |
| | Heritage issues | No national or local heritage designations nearby. | |
| | Highways | Direct unmade access onto Chalk Lane, a local road. The site is 619m from the A17, a major east-west route and vehicles would pass residential areas. | |
| | Access for employees | Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 619m from the A17. The site is within 743m of Sutton Bridge built-up area (settlement boundary). 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 residential area. Area is generally in reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels. | |
| | Internal environment | Space on site to ensure HGVs can turn and manoeuvre. Parking within the site. Mature tree belt forms southern boundary. | |
| | Market signals | An established employment site. Actively managed. No vacant units. One occupier - Waymans. | |
| | 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, >2m |

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|-----------------------|---|---|---------------------------|
| Site Reference | SB007 | Settlement | Sutton Bridge |
| Site Name | Sutton Bridge Power Station | Site Area (Ha) | 8.05 |
| Address | Centenary Way | Current use | B1, sui generis 6 units |
| Availability | There are no known legal or ownership issues. | | |
| Achievability | Any 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 power generating use | |
| | Location | 729m from Sutton Bridge 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 used for power generation. | |
| | Environmental issues | Nene Bank Verges LWS is 20m from the western boundary. | |
| | Heritage issues | No national or local heritage designations nearby. | |
| | Highways | Direct access onto Centenary Way, a good quality local road. The site is 2.5km from the A17, a major east-west route. No need to pass 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 2.5km from the A17. The site is within 729m of Sutton Bridge built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. | |
| | External environment | An established employment site. The scale of the development means it is highly visible from distance. Area is generally in good condition. There are no residential properties nearby. | |
| | Internal environment | A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicated car park on site. Depth mature trees and planting and landscaped bunds form boundaries. | |
| | Market signals | An established employment site. Actively managed. No vacant units. One occupier - power station. Evidence of recent investment indicates demand for power generation use in this location. Forms a critical mass of uses with Wingland to the north. | |
| | Development opportunities | No known constraints that could render intensification of the site for power generation unviable, as infrastructure and highways provided to the site. Redevelopment for other employment could be difficult (the power station would need to be decommissioned & replaced). Contamination could be an issue. | |
| Developable | Developable | Flood risk | FZ3a, danger for all, >2m |

Potential Employment Sites

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|---------------------------|---|-------------------------|---------------------------|
| Site Reference | SB002 | Settlement | Sutton Bridge |
| Site Name | Wingland, Centenary Way | Site Area (Ha) | 75.39 |
| Current use | B1, B2, B8, agricultural land | Available land (ha) | 55 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 2.3 |
| Availability | There are no known legal or ownership issues. | | |
| Achievability | Low achievability for the existing allocation. Values are likely to be low & opening-up infrastructure costs are likely to be high (access, electricity, utilities, flood mitigation) which may make employment unviable. Small-scale development values are likely to be low & opening up costs are likely to be moderate (including access, utilities & flood mitigation). If it is | | |
| Suitability | Suitable | | |
| Planning status | Allocation for employment use in SHDC Local Plan | | |
| Location | 368m from Sutton Bridge settlement boundary | | |
| Site Characteristics | The site has some intrinsic amenity value, with the majority being being open, farmed Grade 1 land and the remainder being previously developed land. | | |
| Environmental issues | Cross Keys Pool LWS adjoins the northern boundary and Nene Bank Verges LWS adjoins the western boundary. | | |
| Heritage issues | No national or local heritage designations nearby. | | |
| Character | The development of the allocation would inevitably create an adverse impact upon the character & appearance of the the area, although its scale offers opportunities for mitigation. A smaller site well-related to the existing development would generate minimal adverse impacts. | | |
| Highways | Millennium Way acts as a dedicated spine road; each plot has access from the spine road. Available land will require new access to the spine road. The site is 2.5km from the A17, a major east-west route and vehicles would 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 (a dedicated off road cyclepath is on part of the site) but not by foot/public transport as the site is severed from Sutton Bridge by the River Nene. The site is 2.5km from the A17. The site is within 368m of Sutton Bridge built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees. | | |
| External environment | A low profile employment allocation. Site is in mixed condition. The site is severed from Sutton Bridge by the River Nene so would have limited access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use. | | |
| Internal environment | A relatively flat, large square shaped site. Infrastructure would need significantly upgrading. Mature trees on west boundary & landscape bunds to the west of Millennium Way. Space within each plot for vehicles to turn/manoeuvre & park. Appropriate space would be required to accommodate a specific use(s). | | |
| Market signals | A low profile site of strategic scale accomodating a good mix of B Class development, and is capable of accomodating a critical mass of employment development. Good access to the A17. The site has been allocated since 2006 and has been actively marketed for a reasonable period, with no significant interest indicating a lack of demand at this scale for B Class development in this location. | | |
| Development opportunities | Poor electricity supply not capable of accommodating high energy uses. Site at high flood risk so flood mitigation costs are likely to be high. Small scale development could be accomodated; access, utilities, surface water drainage & flood mitigation may need to be upgraded. The market potential for development of this site for B Class development is considered to be moderate. | | |
| Developable | Developable | Flood risk | FZ3a, danger for all, >2m |

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|-------------------------|---|---|----------------------------|
| Site Reference | SB003 | Settlement | Sutton Bridge |
| Site Name | Sutton Bridge Port, West Bank | Site Area (Ha) | 24.6 |
| Current use | Operational port, B1, B8, pasture | Available land (ha) | 9.6 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 7.68 |
| Availability | There are no known legal or ownership issues. | | |
| Achievability | Moderate achievability for port related employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including access, utilities and flood mitigation). If it is allocated there is a moderate prospect that it would be developed starting 2022-2036. | | |
| Suitability | Suitable | | |
| | Planning status | Existing employment allocation in SHDC Local Plan, commitment H18-0896-04 | |
| | Location | Within Sutton Bridge settlement boundary | |
| | Site Characteristics | The site has some intrinsic amenity value, with part being being open Grade 1 land and the majority being previously developed land. | |
| | Environmental issues | No national or local environmental designations nearby. | |
| | Heritage issues | No national or local heritage designations nearby. | |
| | Character | Development would extend the built form north into the countryside which would inevitably create an adverse impact upon character & appearance. The majority of the land is below the river & is screened by a mature tree belt which would minimise views from the east. Development on this scale offers opportunities to mitigate any identified impacts. | |
| | Highways | Direct access onto West Bank Road, a good quality local road although larger vehicles may experience difficulties turning at the junction with Bridge Road. The spur to access the available land is in place - a spine road would be required. The site is 1.1km from the A17, a major east-west route - vehicles would need to 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 and by foot, although both would need extending to access the available land. Bus stops are within 890m of the site. The site is 927m from the A17. The site is within the Sutton Bridge built-up area (settlement boundary). The site has potential to be accessible by a range of employees. | |
| | External environment | A low profile employment allocation. Site is in good condition. The site is within the Sutton Bridge 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 would need upgrading. Mature trees on the east boundary & with landscaping bunds on west boundary. Vehicles can turn/manoeuvre & reverse in to load & park. Appropriate space would need to be provided to accommodate a specific use(s). | |
| | Market signals | A low profile site of strategic scale accomodating a good mix of port-related B Class development, and is capable of accomodating a critical mass of such uses. Reasonable access to the A17. Planning permission for the available site has been implemented through provision of the spur into the site. Actively managed. | |
| | Development opportunities | No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of the site. PP has been implemented for the extension. Access, utilities, water & foul water, surface water & flood mitigation required. The market potential for development of this site for port related development is considered to be moderate. | |
| Developable | Developable | Flood risk | FZ3a, danger for all, 1-2m |

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|---------------------------|---|-------------------------|-----------------------------|
| Site Reference | SB005 | Settlement | Sutton Bridge |
| Site Name | Railway Lane Industrial Estate | Site Area (Ha) | 0.6 |
| Current use | B1, B2, B8 | Available land (ha) | 0.2 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 0.2 |
| 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 | No pp or allocation | | |
| Location | Within Sutton Bridge settlement boundary | | |
| Site Characteristics | It is not agricultural land and is previously developed. The site has little intrinsic amenity value. | | |
| Environmental issues | Sutton Bridge Disused Railway Line LWS adjoins the western boundary. | | |
| Heritage issues | No national or local heritage designations nearby. | | |
| Character | Acceptable - redevelopment could secure environmental benefits | | |
| Highways | Direct access via a one way loop onto Railway Lane, a local road. The site is 250m 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 243m of the site. The site is 250m from the A17. The site is within the Sutton Bridge built-up area (settlement boundary). The site has potential to be accessible by a range of employees. | | |
| External environment | A low profile small scale site in an accessible location. Site is in average condition. The site is within the Sutton Bridge built up area so would have good access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use. | | |
| Internal environment | A relatively flat, small rectangular shaped site. Infrastructure would need upgrading. Mature trees on the north & south boundaries. Space for turning & loading, with parking to frontage. Space for manoeuvring/servicing & parking would need to be provided. | | |
| Market signals | A low profile established employment site, forming a good mix of employment uses with SB004 to the south. No vacant units. Actively managed. | | |
| Development opportunities | No known constraints that could render development of the site unviable, as access and utilities provided to the boundary of the available land. 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. | | |
| Developable | Developable | Flood risk | FZ3a, danger for all, 1m-2m |

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|---------------------------|---|-------------------------|---------------------------|
| Site Reference | SB008 | Settlement | Sutton Bridge |
| Site Name | Land to the north of Broadacres | Site Area (Ha) | 3.94 |
| Current use | Agricultural land | Available land (ha) | 3.94 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 3.15 |
| 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 | Partly employment allocation in the SHDC LP | | |
| Location | 195m from Sutton Bridge 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 | Development will extend an existing allocation north which would inevitably create an adverse impact upon character & appearance, although its scale offers opportunities for mitigation. The site is below the river level to the west so visual impacts would be minimised from that direction. | | |
| Highways | It is not clear where access would be taken from and may involve crossing land in different ownerships or requiring a significant change in levels which would not be appropriate. The site is 626m from 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 or public transport. The site is 626m from the A17. The site is 195m from the Sutton Bridge built-up area (settlement boundary) but is severed by the River Nene. The site has more limited potential to be accessible by a range of employees. | | |
| External environment | A low profile employment site/allocation. Site is in good condition. The site is severed from Sutton Bridge by the River Nene so would have more limited access to amenities. Residential properties could be affected by noise, odour and light - 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 to accommodate development on site. Mature trees are on the east, south & west 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 accomodating a good mix of B Class development with SB002 to the south. Not actively marketed. | | |
| Development opportunities | The electricity supply to the site is poor. The site is at high flood risk (over 2m depth) & mitigation costs could have an adverse impact upon employment. It is anticipated that access, utilities, water & foul water improvements, 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. | | |
| Developable | Undevelopable | Flood risk | FZ3a, danger for all, >2m |

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|----------------------------------|---|--------------------------------|----------------------------|
| Site Reference | SB009 | Settlement | Sutton Bridge |
| Site Name | West of Falkands Road | Site Area (Ha) | 13 |
| Current use | Agricultural land | Available land (ha) | 13.00 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 10.4 |
| 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 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 | Adjacent to Sutton Bridge 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 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 the A17 which may not be appropriate so close to the Railway Lane junction further east. There is also a watercourse to cross. A new spine road would be required to serve the site. The site adjoins the A17, a major east-west route so vehicles would not need to pass residential areas or 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 or public transport. The site adjoins the A17. The adjoins the Sutton Bridge 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 397m frontage to the A17. Site is in good condition. The site adjoins the Sutton Bridge built up area so would have 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, large square shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development on site. Establishing trees 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 high profile site capable of accomodating a good mix of B Class development. 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 may need to be significantly 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 all, 1-2m |

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|---------------------------|--|-------------------------|-------------------------------|
| Site Reference | SB010 | Settlement | Sutton Bridge |
| Site Name | Field Farm west, south of the A17 | Site Area (Ha) | 6.8 |
| Current use | Agricultural land | Available land (ha) | 6.8 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 5.4 |
| 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 access, utilities). If it is allocated there is a low prospect that it would be redeveloped. | | |
| Suitability | Unsuitable | | |
| Planning status | No pp or allocation | | |
| Location | 228m from Sutton Bridge 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 create a large and incongruous group of buildings within an area of predominantly countryside character. | | |
| Highways | A narrow unmade track runs along the western boundary which would be unsuitable for employment traffic - this would need to be significantly widened and upgraded and a new junction provided with the A17 to provide access to the site. A new spine road would then be required. The site adjoins the A17, a major east-west route and vehicles would not need to pass residential areas or 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 or public transport. The site adjoins the A17. The site adjoins the Sutton Bridge 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 260m frontage to the A17. Site in good condition. The site is 228m from the Sutton Bridge built up area so would have poor access to amenities. Residential properties are in close proximity to the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use. | | |
| Internal environment | A relatively flat, large square shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development on site. Establishing trees evident on the south boundary. 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 accomodating a good mix of B Class development. 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 may need to be significantly 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, 0.5-1m |

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|----------------------------------|---|--------------------------------|----------------------------|
| Site Reference | SB011 | Settlement | Sutton Bridge |
| Site Name | Land to the north of Kestrel Close | Site Area (Ha) | 15.6 |
| Current use | Agricultural land | Available land (ha) | 15.6 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 12.4 |
| 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 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 | Adjacent to Sutton Bridge 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 create a large and incongruous group of buildings within an area of predominantly countryside character. | | |
| Highways | A narrow unmade track runs along the eastern boundary which would be unsuitable for employment traffic - this would need to be significantly widened & upgraded which may not be possible as it passes between the rear gardens of homes on Kestrel Close. A new spine road would be required. The site is 1.3km from the A17, a major east-west route - 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 but not by foot or public transport. The site is 1.3km from the A17. The site adjoins the Sutton Bridge 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 rural location. Site in good condition. The site adjoins the Sutton Bridge built up area but has poor accessibility to amenities. Residential properties could be affected by noise, odour and light - the likely impact would depend upon the use. | | |
| Internal environment | A relatively flat, large rectangular shaped site. It is anticipated that infrastructure would need significantly 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 capable of accomodating a good mix of B uses. Not actively marketed. | | |
| Development opportunities | Access constraints are likely to have an adverse impact upon the achievability of this site. The market potential for development of this site for B Class development is considered to be low. | | |
| Developable | Undevelopable | Flood risk | FZ3a, danger for all, 1-2m |

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|---------------------------|--|-------------------------|---------------------------|
| Site Reference | SB012 | Settlement | Sutton Bridge |
| Site Name | Land to the north of Grebe Close | Site Area (Ha) | 2.2 |
| Current use | Agricultural land | Available land (ha) | 2.2 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 1.76 |
| 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 | 305m from Sutton Bridge 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 create a large and incongruous group of buildings within an area of predominantly countryside character. | | |
| Highways | A narrow unmade track runs along the western boundary which would be unsuitable for employment traffic - would need to be significantly widened & upgraded which may not be possible as it passes between the rear gardens of homes on Kestrel Close. A new spine road would be required. The site is 1.6km from the A17, a major east-west route - 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 but not by foot or public transport. The site is 1.6km from the A17. The site is 305m from the Sutton Bridge 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 rural location. Site is in good condition. The site is within 305m of the Sutton Bridge built up area so would have poor access to amenities. No residential properties nearby. | | |
| Internal environment | A relatively flat, irregular shaped site. It is anticipated that infrastructure would need significantly 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 capable of accomodating a good mix of B uses. Not actively marketed. | | |
| Development opportunities | Access constraints are likely to have an adverse impact upon the achievability of this site. The market potential for development of this site for B Class development is considered to be low. | | |
| Developable | Undevelopable | Flood risk | FZ3a, danger for all, >2m |

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|---------------------------|---|-------------------------|---------------------------|
| Site Reference | SB013 | Settlement | Sutton Bridge |
| Site Name | Land to the south of Westmere Farm | Site Area (Ha) | 16.3 |
| Current use | Agricultural land | Available land (ha) | 16.3 |
| Proposed employm | B1, B2, B8 | Net available land (ha) | 13 |
| 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 | 612m from Sutton Bridge 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 create a large and incongruous group of buildings within an area of predominantly countryside character. | | |
| Highways | A narrow unmade track runs along the western boundary which would be unsuitable for employment traffic - this would need to be significantly widened & upgraded which may not be possible as it passes between the rear gardens of homes on Kestrel Close. A new spine road would be required. The site is 2.1km from the A17, a major east-west route - 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 but not by foot or public transport. The site is 2.1km from the A17. The site is 612m from the Sutton Bridge 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 rural location. Site is in good condition. The site is within 612m of the Sutton Bridge built up area so would have poor access to amenities. Residential properties about 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, rectangular shaped site. It is anticipated that infrastructure would need significantly 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 capable of accomodating a good mix of B uses. Not actively marketed. | | |
| Development opportunities | Access constraints are likely to have an adverse impact upon the achievability of this site. The market potential for development of this site for B Class development is considered to be low. | | |
| Developable | Undevelopable | Flood risk | FZ3a, danger for all, >2m |

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|------------------|--|--|---------------------------|
| Site Reference | SB014 | Settlement | Sutton Bridge |
| Site Name | Sutton Bridge Power Station 2, Centenary Way | Site Area (Ha) | 14.4 |
| Current use | Agricultural land | Available land (ha) | 14.4 |
| Proposed employm | Sui generis | Net available land (ha) | 14.2 |
| Availability | There are no known legal or ownership issues. | | |
| Achievability | High achievability for power generating use evidenced by the planning permission for the site. 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 high prospect that it would be developed starting 2017-2021. | | |
| Suitability | Suitable | | |
| | Planning status | Commitment - H18-0001-06 power station | |
| | Location | 979m from Sutton Bridge settlement boundary | |
| | Site Characteristics | The site has some amenity value owing to it being open and farmed grade 1 land. | |
| | Environmental issues | Nene Bank Verges LWS is within 356m of the western boundary. | |
| | Heritage issues | No national or local heritage designations nearby. | |
| | Character | The site adjoins SP006 containing a power station. Inevitably there will be an adverse visual impact, particularly from distance, so will be consistent with nearby use in terms of character. Careful design should help minimise adverse impact upon the character or appearance of the area in the immediate area. | |
| | Highways | The planning permission indicates that a new access onto Centenary Way, a good quality local road would be provided. The site is 2.5km from the A17, a major east-west route and vehicles would 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 (a dedicated off road cyclepath is in adjoining SP002) but not by foot/public transport as the site is severed from Sutton Bridge by the River Nene. The site is 2.5km from the A17. The site is within 979m of Sutton Bridge built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees. | |
| | External environment | A low profile site. Site is in good condition. The site is within 979m of Sutton Bridge built up area so would have more limited access to amenities as the site is severed from Sutton Bridge by the River Nene. No residential properties nearby. | |
| | Internal environment | A relatively flat, large rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. PP indicates landscaping would be part of the development. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s). | |
| | Market signals | A low profile site capable of accomodating a critical mass of power generating uses with the adjoining SP006. Good access to the A17. | |
| | Development opportunities | No known constraints that could render development of the site unviable. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded for new development. The market potential for development of this site for power generating uses is considered to be high. | |
| Developable | Developable | Flood risk | FZ3a, danger for all, >2m |