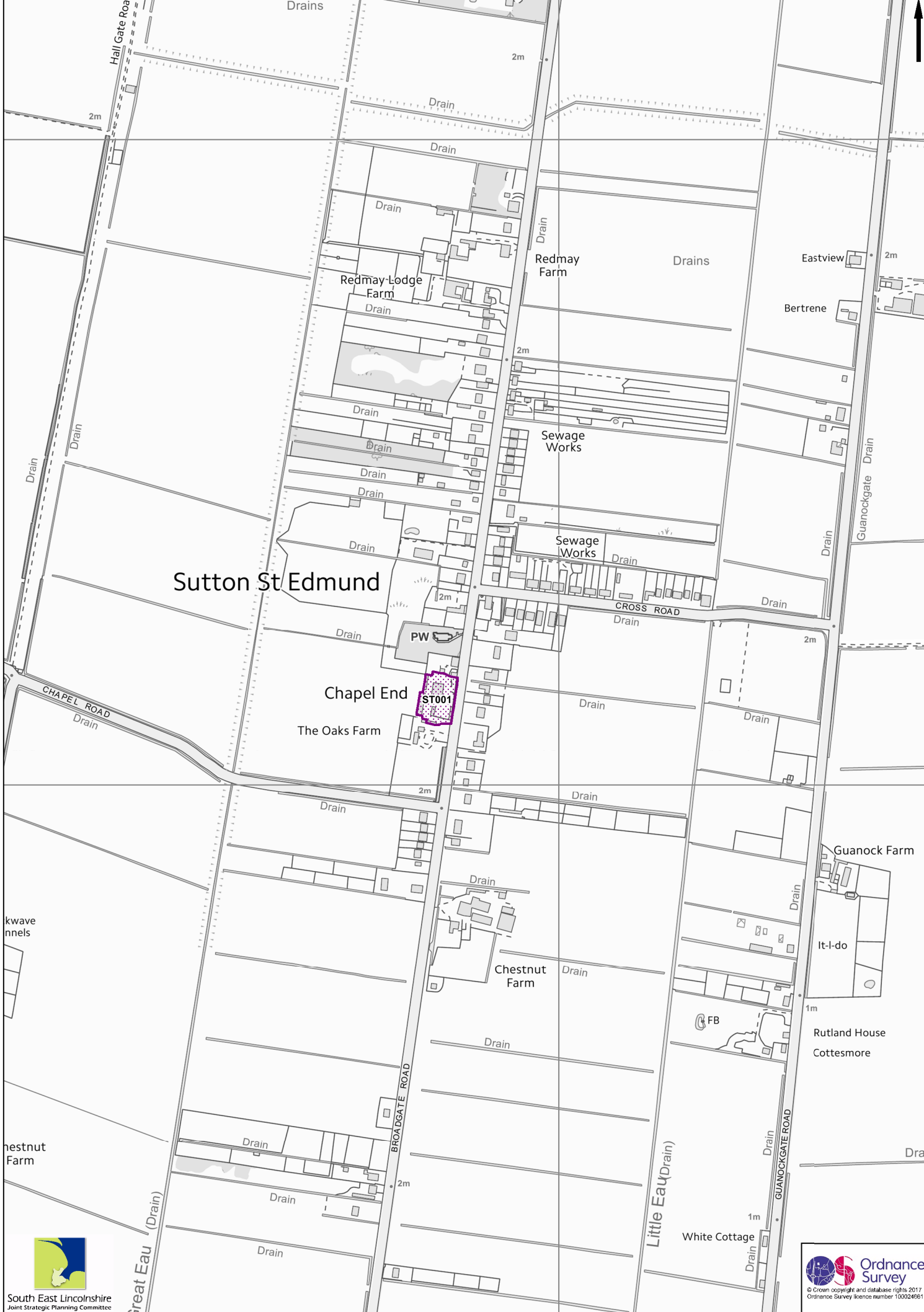


South East Lincolnshire Strategic Employment Land Availability Assessment - Sutton St Edmund (March 2017)



Potential Employment Sites

Site Reference	ST001	Settlement	Sutton St Edmund
Site Name	Land to the west of Broadgate Road	Site Area (Ha)	0.39
Current use	Agricultural buildings and yard	Available land (ha)	0.39
Proposed employm	B1, B2, B8	Net available land (ha)	0.35
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 costs 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	Within Sutton St Edmund settlement boundary		
Site Characteristics	It is not agricultural land and is partly previously developed with agricultural buildings. 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 - its development would not have adverse impacts upon the character and appearance of the area - its redevelopment has the potential to bring environmental improvements.		
Highways	The site has direct access onto Broadgate, although it is likely this may need to be upgraded to accommodate alternative development. The site is 13.9km from the A16, a major north-south route and vehicles would 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	Limited services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 13.9km of the A16. The site is within Sutton St Edmund 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 within a village location. Site is in good condition. The site is within Sutton St Edmund 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, rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. The yard has a red brick wall as a boundary treatment. 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 site. Utilities, water and foul water improvements 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	Undevelopable	Flood risk	FZ2, no hazard, no hazard