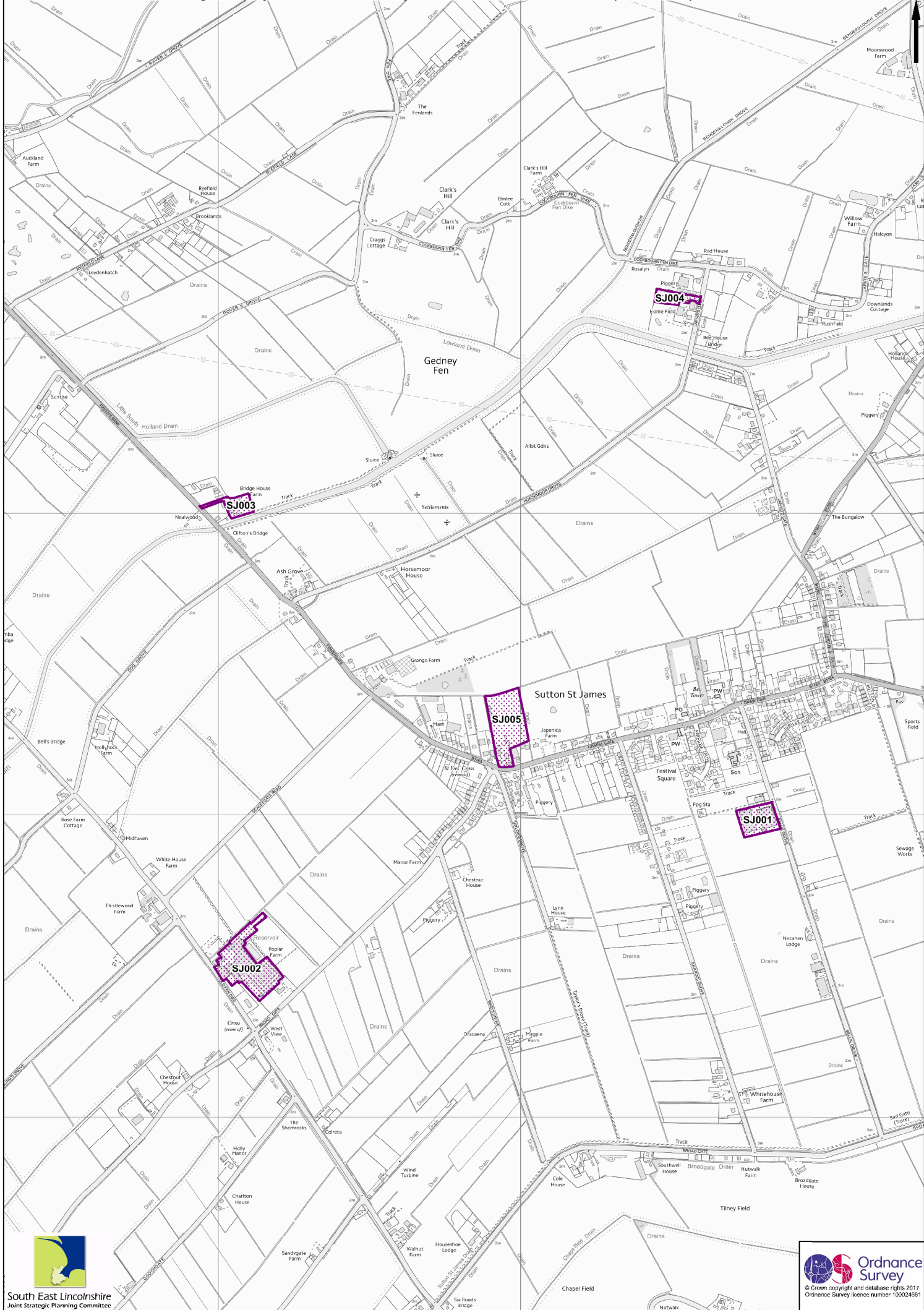


South East Lincolnshire Strategic Employment Land Availability Assessment - Sutton St James (March 2017)



# Existing Employment Sites

<b>Site Reference</b>	SJ001	<b>Settlement</b>	Sutton St James
<b>Site Name</b>	Land to the west of Bell's Drove	<b>Site Area (Ha)</b>	1.13
<b>Address</b>	Bell's Drove	<b>Current use</b>	B8, 6 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Suitable		
<b>Planning status</b>	No pp or allocation		
<b>Location</b>	90m from Sutton St James settlement boundary		
<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
<b>Environmental issues</b>	No national or local environmental designations nearby.		
<b>Heritage issues</b>	No national or local heritage designations nearby.		
<b>Highways</b>	Direct access onto Bell's Drove, a local road. The site is 5.8km from the A17, a major east-west route and vehicles would pass residential areas and the town centre.		
<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 5.8km from the A17. The site is within 90m of Sutton St James built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
<b>External environment</b>	An established employment site, with a low profile, in a countryside location. Area is generally in average condition. There are no residential properties nearby.		
<b>Internal environment</b>	Space on site to ensure vehicles can turn and manoeuvre. Parking within the site. Mature trees to the frontage, hedging forms the other boundaries.		
<b>Market signals</b>	An established employment site. Actively managed. No vacant units. One occupier.		
<b>Development opportunities</b>	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.		
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	SJ002	<b>Settlement</b>	Sutton St James
<b>Site Name</b>	Poplar Farm	<b>Site Area (Ha)</b>	2.71
<b>Address</b>	Fen Dike Lane	<b>Current use</b>	B2, B8 8 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	590m from Sutton St James settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Old Fen Dike, a narrow local road which may prove problematic for larger vehicles. The site is 7.8km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 7.8km from the A17. The site is within 590m of Sutton St James built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile, in a countryside location. A residential property abuts the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space on site to ensure vehicles can turn and manoeuvre. Parking within the site. Mature trees and hedging provides landscaping.	
	<b>Market signals</b>	An established employment site in a predominantly rural location. Actively managed. No vacant units. One occupier. Evidence of recent investment indicates demand for this use in this location.	
	<b>Development opportunities</b>	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.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	SJ003	<b>Settlement</b>	Sutton St James
<b>Site Name</b>	Sly Agri Ltd	<b>Site Area (Ha)</b>	0.6
<b>Address</b>	Raven's Bank	<b>Current use</b>	B1, B2 4 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	899m from Sutton St James settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	The site has direct unmade access onto Raven's Bank, a good quality local road. The site is 7.6km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 7.6km from the A17. The site is within 899m of Sutton St James built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile, in a countryside location. A residential property abuts the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space on site to ensure vehicles can turn and manoeuvre. Parking within the site. Mature trees and hedging provides landscaping.	
	<b>Market signals</b>	An established employment site in a predominantly rural location. Actively managed. No vacant units. One occupier - Sly Agri. Evidence of recent investment and planning permissions indicate demand for this use in this location.	
	<b>Development opportunities</b>	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.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for most, 0.5-1.0m

<b>Site Reference</b>	SJ004		<b>Settlement</b>	Sutton St James
<b>Site Name</b>	Rollins Electircal		<b>Site Area (Ha)</b>	0.5
<b>Address</b>	Homefields, Jarvis Gate		<b>Current use</b>	B1, B2, 6 units
<b>Availability</b>	There are no known legal or ownership issues.			
<b>Achievability</b>	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.			
<b>Suitability</b>	Unsuitable			
	<b>Planning status</b>	Existing employment site		
	<b>Location</b>	964m from Sutton St James settlement boundary		
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
	<b>Environmental issues</b>	No national or local environmental designations nearby.		
	<b>Heritage issues</b>	No national or local heritage designations nearby.		
	<b>Highways</b>	The site has direct access onto Jarvis Gate, a local road. The site is 4.4km from the A17, a major east-west route and vehicles would need to pass residential areas.		
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 4.4km from the A17. The site is within 964m of Sutton St James built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
	<b>External environment</b>	An established employment site, with a low profile, in a countryside location. A residential property abuts the site which could be affected by noise, odour and light levels.		
	<b>Internal environment</b>	Space on site to ensure vehicles can turn, manoeuvre and reverse in to load. Parking within the site. Mature trees provides landscaping within the site.		
	<b>Market signals</b>	An established employment site in a predominantly rural location. Actively managed. No vacant units. One occupier - Rollins Electrical. Evidence of recent investment and planning permissions indicate demand for this use in this location.		
	<b>Development opportunities</b>	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.		
<b>Developable</b>	Undevelopable		<b>Flood risk</b>	FZ3a, low hazard, 0-0.25m

# Potential Employment Sites

Site Reference	SJ005		Settlement	Sutton St James
Site Name	Land to the north of Chapel Gate		Site Area (Ha)	2.39
Current use	A1, C3a, Agricultural buildings and land		Available land (ha)	2.39
Proposed employm	B1, B2, B8		Net available land (ha)	1.91
Availability	There are no known legal or ownership problems.			
Achievability	Low achievability. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including access, utilities and site clearance costs). 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 Sutton St James settlement boundary			
Site Characteristics	The site has some amenity value owing to it being partly open, farmed Grade 2 land. Part of the site is previously developed.			
Environmental issues	No national or local environmental designations nearby.			
Heritage issues	The potential access to the site is in close proximity to the Grade II listed and scheduled monument St Ives Cross at the junction of Fisher Gate and Chapel Gate. Further assessment would be required to determine the impact on the significance of this heritage asset. No major archaeological issues, further information may be required dependant on development.			
Character	Acceptable - the site's development would not harm the appearance of the area - it relates well to the existing village, and is visible from few public vantage points.			
Highways	The Highway Authority comments that the access to this land is on the existing junction of Chapel Gate (B1165), Fishergate (B1165), Broad Gate and Mill Lane. A further junction at this already complex junction would not be safe or acceptable. The site is 9.8km from the A17, 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 9.8km of the A17. The site is partly within/partly adjacent to Sutton St James 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 partly within/partly adjacent to Sutton St James 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 upgrading to accommodate development. Mature trees evident on the eastern boundary/around the buildings on site. 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	Access constraints are likely to mean that employment development on this site would not be achievable. The market potential for development of this site for employment use is considered to be low.			
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard	