



Potential Employment Sites

Site Reference	SW005	Settlement	Swineshead Bridge
Site Name	Land to the east of Station Road	Site Area (Ha)	1.89
Current use	B2, C3a, sui generis	Available land (ha)	1.89
Proposed employm	B1, B2, B8	Net available land (ha)	1.7
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 site clearance). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	56m from Swineshead Bridge settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	South Forty Foot Drain LWS adjoins the northern boundary of the site.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would create an incongruous group of buildings within an area of predominantly countryside character.		
Highways	The site has direct unmade access onto the A17, a major east-west route, so vehicles have no need to pass through residential areas or a village centre. This may need to be upgraded to accommodate an additional/intensified use.		
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 but not by foot and public transport. The site is adjacent to the A17. The site is 56m from the Swineshead Bridge built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	High profile site with a 108m frontage to the A17. Site in good condition. The site is within 56m of Swineshead Bridge built up area so would have poor access to amenities. Residential properties could be affected by noise, odour and light - likely impact would depend upon the use.		
Internal environment	A relatively flat, narrow rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees & hedges are on the north, south & west boundaries. 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 in a predominantly rural location not capable of accomodating a mix of B Class development. Actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the units on site. 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 employment uses is considered to be low.		
Developable	Undevelopable	Flood risk	FZ2, danger for all, 0.5-1.0m

Site Reference	SW006	Settlement	Swineshead Bridge
Site Name	Old Station Yard, Brown's Drove	Site Area (Ha)	1.38
Current use	C3a, sui generis	Available land (ha)	1.38
Proposed employm	B1, B2, B8	Net available land (ha)	1.24
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, site clearance, remediation, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Full PP for Res Dev		
Location	Within Swineshead Bridge settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	South Forty Foot Drain LWS adjoins the southern boundary of the site.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - redevelopment could secure environmental benefits		
Highways	Direct access onto Brown's Drove, a local road; access involves a tight turn between two residential properties and may not be suitable for larger vehicles. The site is 121m from the A17, a major east-west route and vehicles would have no 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	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 100m of the site and the site is adjacent to Swineshead Bridge railway station. The site is 121m from the A17. The site is within the Swineshead Bridge built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	Low profile site in a village location. Site in poor condition. The site is in the Swineshead Bridge built up area so would have access to limited amenities. Residential properties could be affected by noise, odour and light- impact would depend upon use. Adverse impacts from railway could be mitigated by design.		
Internal environment	A relatively flat, narrow rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees & hedges are evident on the north & south boundaries. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a predominantly residential area not capable of accomodating a mix of B uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the units on site. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded for new development. Contaminated land may be a concern. The market potential for development of this site for employment uses is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, danger for all, no hazard