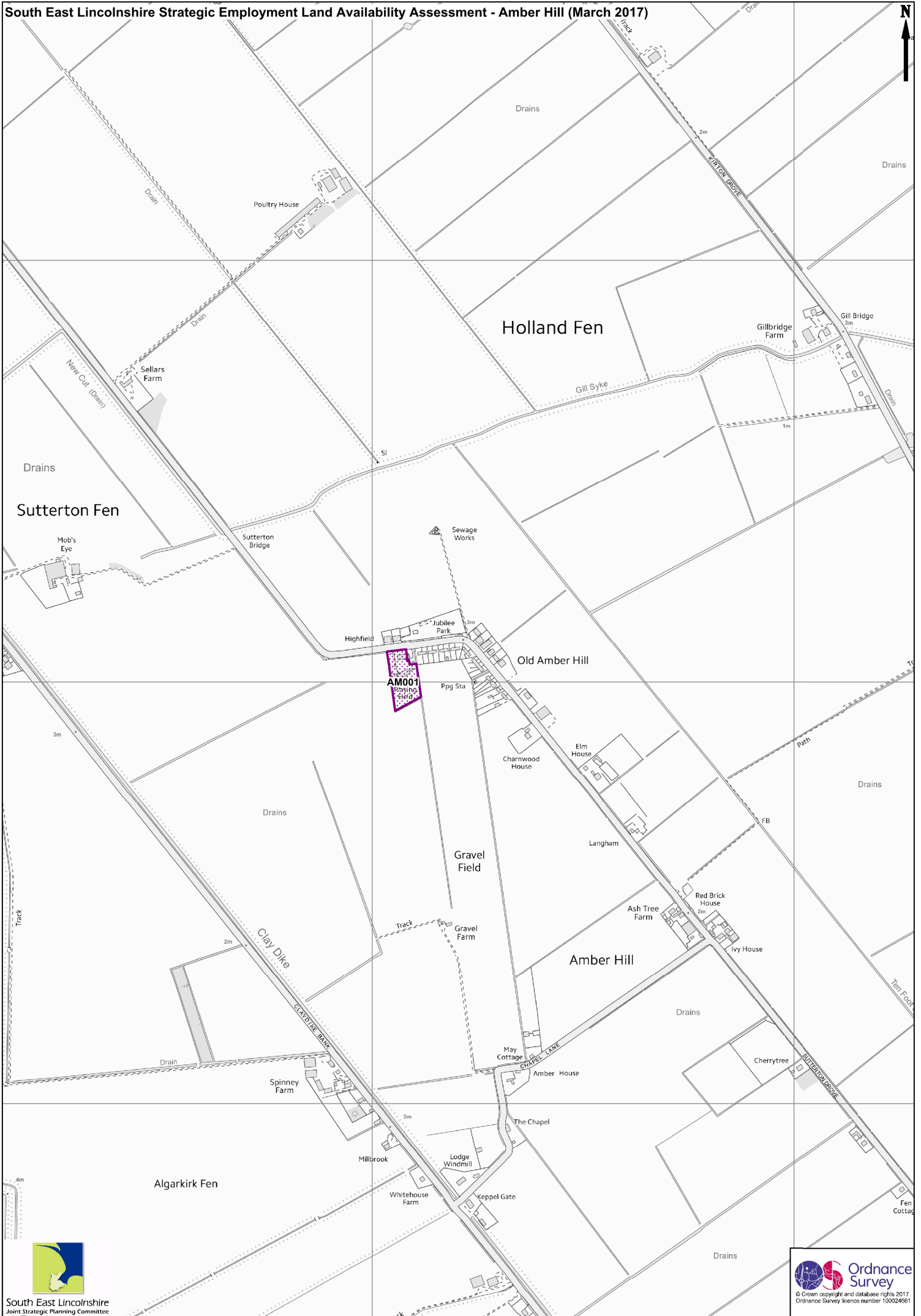


South East Lincolnshire Strategic Employment Land Availability Assessment - Amber Hill (March 2017)



# Potential Employment Sites

Site Reference	AM001	Settlement	Amber Hill
Site Name	Former Amber Hill Toftstead School	Site Area (Ha)	0.77
Current use	D1, playing field	Available land (ha)	0.77
Proposed employm	B1, B2, B8	Net available land (ha)	0.69
Availability	Although there is no planning permission or allocation, there are no known legal or ownership problems.		
Achievability	Low achievability for employment use. Values are low & opening-up infrastructure costs are likely to be moderate (including access, utilities & site clearance) which may adversely impact upon the achievability of employment development. If it is allocated, there is a low prospect that it would be developed.		
Suitability	Unsuitable - due to small-scale, poor location and poor market signals.		
Planning status	No PP or Allocation		
Location	Within Amber Hill settlement boundary		
Site Characteristics	The site has some amenity value owing to it being partly playing field. Part of the site is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - development would not therefore harm the character or appearance of the area.		
Highways	Direct access onto Sutterton Drive, a local road - the access may need upgrading to accommodate an alternative use. The site is 7.6km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.		
Infrastructure	Although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of open space - a playing field.		
Access for employees	Limited services, facilities and homes are potentially accessible by cycle and by foot but not public transport. The site is within 7.6km of the A17. The site is within Amber Hill 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 village location. Site is in good condition. The site is within Amber Hill built up area so would have access to limited amenities. Residential properties are in close proximity so 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 upgrading/extending to accommodate development on site. Mature trees are evident on three boundaries. 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, in a predominantly village location. The site is not a strategic scale and is not capable of forming a critical mass of employment uses. Not actively marketed. The market potential for development of this site for general employment uses is considered to be low.		
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, surface water drainage and flood mitigation may need to be upgraded for new development.		
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard