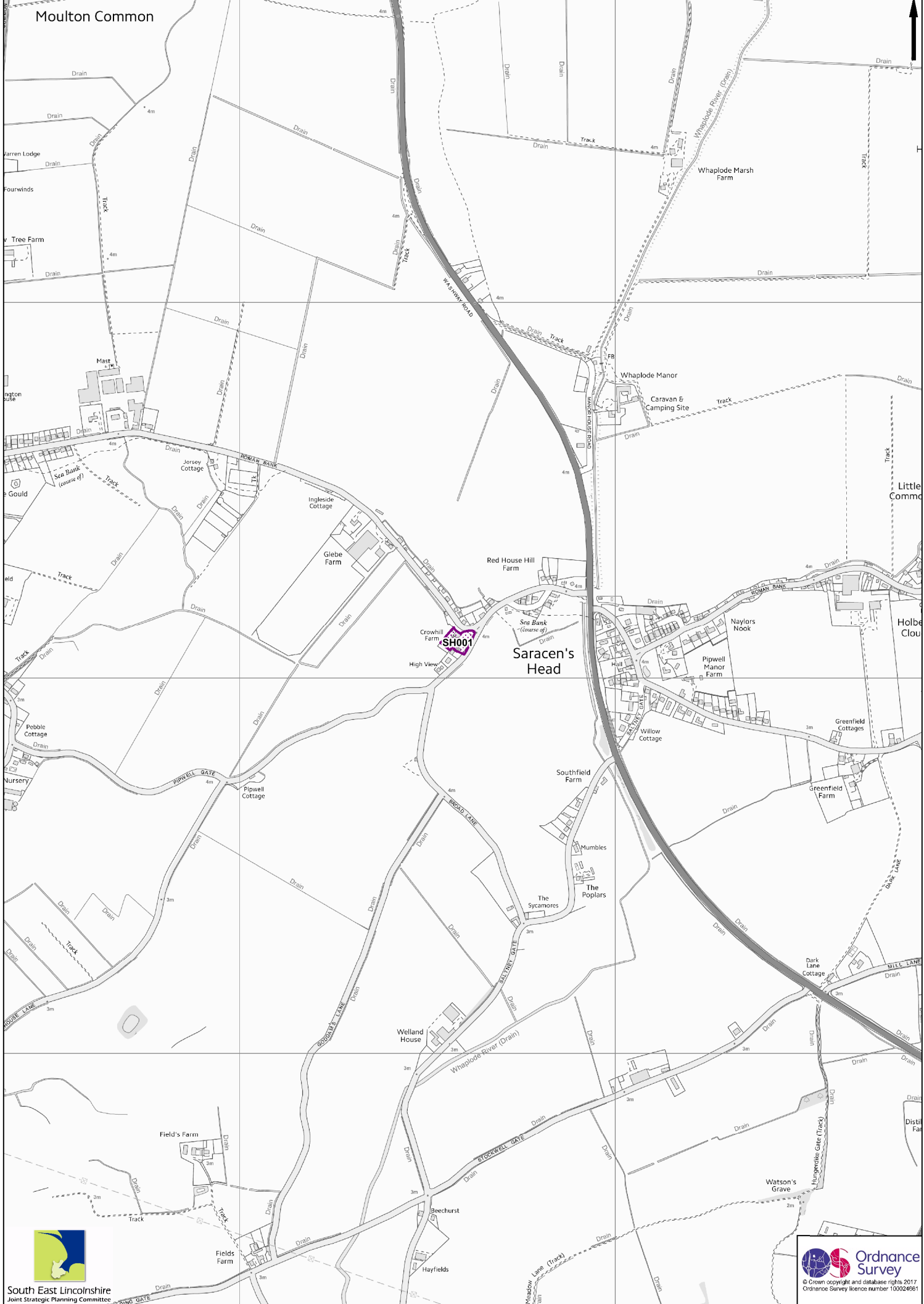


South East Lincolnshire Strategic Employment Land Availability Assessment - Saracens Head (March 2017)



Existing Employment Sites

Site Reference	SH001	Settlement	Saracens Head
Site Name	A Woods Agricultural Engineers	Site Area (Ha)	0.36
Address	Pipwell Gate	Current use	B2, 4 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	H23-0743-14 Front extension to workshop and stores	
	Location	321m from Saracens Head 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 occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct unmade access onto Pipwell Gate, a narrow local road, which may be problematic for larger vehicles. The site is 352m from the A17, a major east-west route and vehicles will need to pass residential areas.	
	Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot and public transport. The site is within 352m of the A17. The site is within 321m of Saracens Head built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a village location. Area is generally in average condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Some space on site for vehicles to turn/manoeuvre. Unsurfaced parking on site. Limited landscaping on site.	
	Market signals	An established employment site in a village location. Actively managed but in average condition. No vacant units. One occupier - A Woods.	
	Development opportunities	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification on the site.	
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard