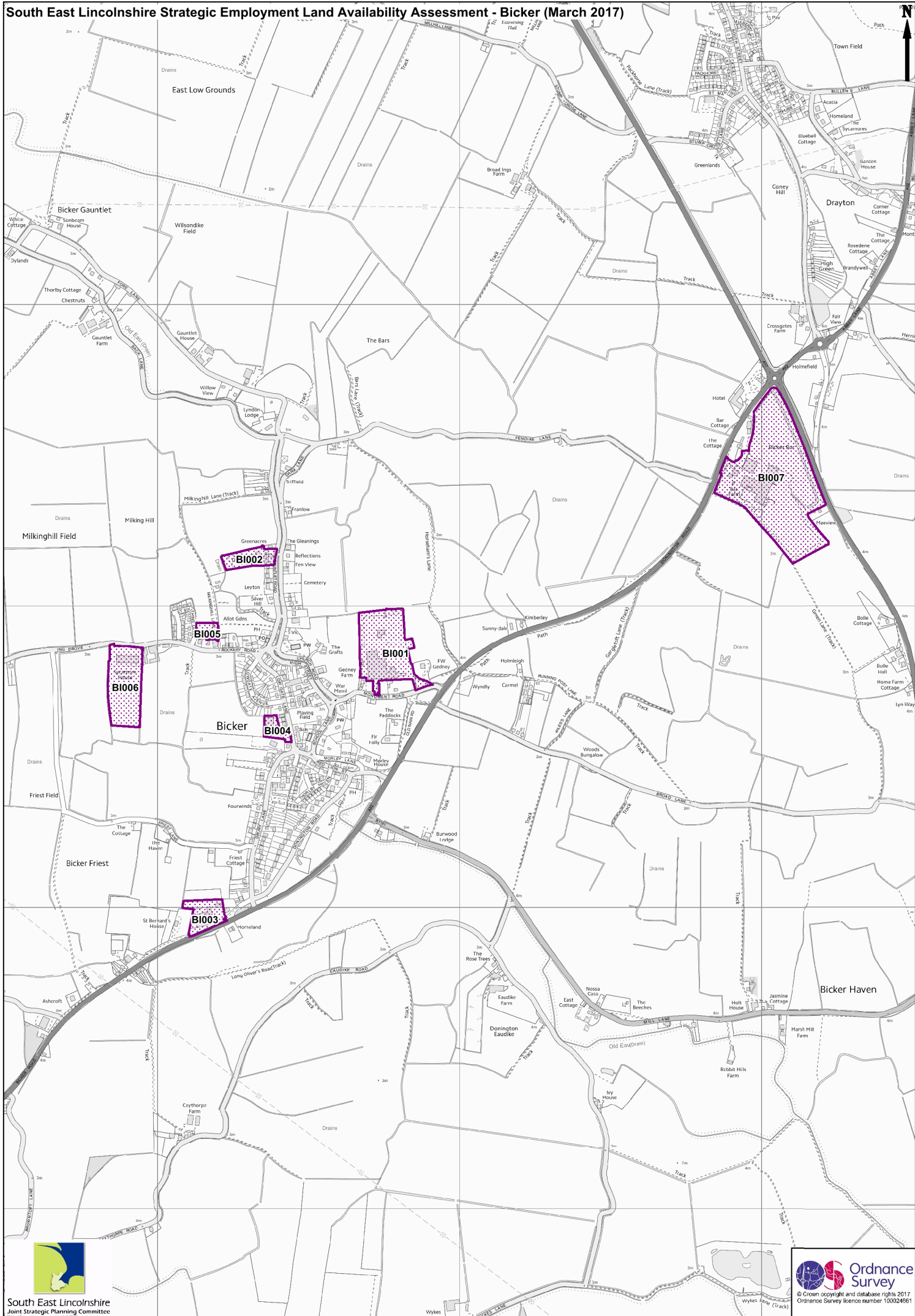


South East Lincolnshire Strategic Employment Land Availability Assessment - Bicker (March 2017)



Existing Employment Sites

Site Reference	BI001	Settlement	Bicker
Site Name	JDM Food Group	Site Area (Ha)	4
Address	Monument Road	Current use	B1/B2/B8, approx 7 units
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	31m from Bicker settlement boundary	
	Site Characteristics	It is not agricultural land, and the majority of the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	Bicker Conservation Area is within 40m of the western boundary of the site. Any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the adjacent conservation area.	
	Highways	Direct access onto Monument Road, a local road. 250m from the A52 major east-west route, means that traffic does not pass through the village or residential areas. .	
	Access for employees	Services, facilities and homes are accessible by foot and cycle. Bus stops are within 100m of the site. The site is 250m from the A52. The site is 25m from the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	Albeit within a secondary location, the site has a good access to the A52. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels and could impact upon any future use should redevelopment/intensification take place.	
	Internal environment	The units are reasonably central to the site enabling a one way loop for traffic/HGVs with storage of vehicles either side of the access. Appropriate space for turning/parking for staff and HGVs within the site. The boundaries are well-landscaped with mature leylandii hedges to the frontage and western boundary and mature trees to the others.	
	Market signals	An established employment site. One occupier. Site actively managed. No vacant units. Site has had some additional development, investment and intensification over recent years, appears to function well reflected in its long standing operation.	
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. The northern and eastern part of the site could provide an opportunity for intensification in future.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	BI002	Settlement	Bicker
Site Name	Dawson Bros	Site Area (Ha)	0.95
Address	Gauntlet Road/Bridge Farm, Cemetery Road	Current use	B1, B2, B8 approx 9 units
Availability	There are no known legal or ownership issues.		
Achievability	There is no known evidence to indicate that the site cannot continue operating in its current use.		
Suitability	Unsuitable		
	Planning status	Allocated employment site in BBC LP	
	Location	Within Bicker settlement boundary	
	Site Characteristics	It is not agricultural land, and the majority of the site is previously developed. The site has little intrinsic amenity value, has poor townscape quality, but is acceptable for its current employment use.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	Development of the site may have an adverse impact on the Grade II listed Garage Cottage to its east. However, it is likely that any such impacts could be prevented by careful layout and design. Redevelopment could lead to enhancements which is particularly important as the listed building is in need of significant repair or redevelopment.	
	Highways	Direct access via an unmade road to Gauntlet Road, a narrow, local road, The A52 is 1.2km from the site, and vehicles would pass through residential areas and the village centre.	
	Access for employees	Services, facilities and homes are accessible by foot and cycle. Bus stops are within 280m of the site. The site is 1.2km from the A52. The site is within the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	Low profile site in a residential area. The site has limited townscape value and the listed building to the front of the site would benefit from significant repair/redevelopment. Residential properties about the site which could be affected by noise, odour and light levels and could impact upon any future use should redevelopment/intensification take place.	
	Internal environment	The units are located to the front of the site although poor quality access exists to the rear part of the site. The units to the frontage appear to be accessed direct from Gauntlet Road. There is space for turning on site although larger vehicles may find it more problematic. Parking is available although not structured. There appears to be no landscaping.	
	Market signals	An established small scale employment allocation to the northern side of the village occupied by a local business. One long term vacant unit, no marketing evident. Site actively managed. The site appears to function well as a small-scale local employment site and is suitable for the current mix of uses.	
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. Potential exists for redevelopment/part redevelopment but would have to be mindful of adjoining sensitive occupiers & heritage issues.	
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	BI003	Settlement	Bicker
Site Name	Transflor Ltd, Donington Road	Site Area (Ha)	1.13
Address	Donington Road	Current use	B1, B2, B8, approx 10 units
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the parent company's finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	Within Bicker 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 used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto the A52, a major road so no need to pass residential areas/town centres.	
	Access for employees	Services, facilities and homes are accessible by foot and cycle. Bus stops are within 115m of the site. The site has direct access onto the A52. The site is within the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	High profile site with a prominent 136m frontage to the A52, albeit in a secondary location. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels and could impact upon any future use should redevelopment/intensification take place.	
	Internal environment	The units are reasonably central to the site enabling a one way loop for traffic/HGVs . Appropriate space for parking for staff to the front and HGVs within the site. The western boundary has a tree belt and other trees and plants provide sporadic features.	
	Market signals	An established high profile employment site. One occupier. Site actively managed. No vacant units. Site has had some additional development, investment and intensification over recent years, appears to function well reflected in its long standing operation.	
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. The northern part of the site provides storage. Opportunities exist for intensification.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	BI004	Settlement	Bicker
Site Name	Land to the west of Low Gate Lane	Site Area (Ha)	0.42
Address	Low Gate Lane	Current use	B2, B8 1 unit
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the parent company's finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.		
Suitability	Suitable		
Planning status	Existing employment site, Commitment B/16/0347 COU from storage and distribution of horticulture/agriculture products to storage and distribution of tiles		
Location	Within Bicker settlement boundary		
Site Characteristics	It is not agricultural land, and the majority of the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Direct access onto Low Gate Road, a local road. The A52 is 380m from the site and vehicles would need to pass residential areas.		
Access for employees	Services, facilities and homes are accessible by foot and cycle. Bus stops are within 100m of the site. The site is 380m from the A52. The site is within the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site within a predominantly residential area. Area is generally in good condition. Residential properties adjoin the site which could be affected by noise, odour and light and could impact upon any future use should redevelopment/intensification take place. The site is within Bicker built up area so employees would have access to a local shop and services.		
Internal environment	The unit is located to the rear of the site. Appropriate space for turning and parking provided. The boundaries appear to be maintained; a mature tree belt buffers the site from the countryside to the west.		
Market signals	A vacant employment unit, with little prominence on a predominantly residential street. Recent planning permission for employment use indicates a potential demand for this site. It is not a strategic site and does not form a critical mass of employment uses.		
Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site. Opportunities exist for redevelopment and/or intensification.		
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	BI005	Settlement	Bicker
Site Name	Land between Milkinghill Lane/St Swithins Close	Site Area (Ha)	0.34
Address	Milkinghill Lane	Current use	B8, agriculture 3 units
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the parent company's finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.		
Suitability	Suitable		
	Planning status	Partly allocated employment site in BBC LP, rest open countryside	
	Location	Partly within and adjacent to Bicker settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being open, farmed grade 1 land and containing several mature trees within its boundary. Although the site would extend Bicker north it is considered that development on the west protrudes further north so this site would be consistent with the established landscape character.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Milkinghill Lane, a local road. The A52 is 846m from the site, and vehicles would pass through residential areas.	
	Access for employees	Services, facilities and homes are accessible by foot and cycle. Bus stops are within 190m of the site. The site is 846m from the A52. The site is within the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	Low profile site in a secondary location. Residential properties about the site which could be affected by noise, odour and light levels and could impact upon any future use should redevelopment/intensification take place.	
	Internal environment	The units are located to the rear of the site with the access and servicing to the frontage. Appropriate space for turning, although larger vehicles may find it problematic. Limited, unstructured parking on site. The front of the site contains informal grassland and a tree.	
	Market signals	A small scale employment site to the northern side of the village. Site actively managed. The site appears to function well as a small-scale local employment site.	
	Development opportunities	There are limited opportunities to intensify or redevelop this site for employment use. Future development would have to be mindful of adjoining sensitive occupiers.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	BI007	Settlement	Bicker
Site Name	Browns Chilled Distribution Ltd	Site Area (Ha)	10.9
Address	Bar Farm	Current use	B1, B2, B8 12 units
Availability	There are no known legal or ownership issues.		
Achievability	Any extension/intensification works would be met from the parent company's finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.		
Suitability	Unsuitable		
	Planning status	Existing employment site/Commitment	
	Location	1.6km from Bicker settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being open, farmed grade 1 land, but the majority is previously developed land.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto the A52, the A17 is 300m from the site (both major roads). No need to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot. Bus stops are within 193m of the site. The site has direct access onto the A52 and is 300m from the A17. The site is 1.6km the Bicker built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	High profile site with a prominent 400m frontage to the A52, and a 426m frontage to the A17, albeit within a secondary location. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels and could impact upon any future use should redevelopment/intensification take place.	
	Internal environment	The established part of the site appears to have one access enabling HGVs to turn and reverse into load. Parking for staff and visitors to the front of the site and next to the main building. The site is fenced and has trees/hedges providing landscaping. Access and appropriate servicing, parking and landscaping for the extension has been negotiated through the planning application process.	
	Market signals	An established high profile employment site. One occupier - Browns. Site actively managed. No vacant units. Significant recent investment and planning permissions indicate demand for this occupier to remain in this location.	
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership.	
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Potential Employment Sites

Site Reference	BI006	Settlement	Bicker
Site Name	Land south of Ing Drove	Site Area (Ha)	2.83
Current use	B2, B8, agriculture	Available land (ha)	2.11
Proposed employm	B1, B2, B8	Net available land (ha)	1.68
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are low & opening-up infrastructure costs are likely to be moderate (including highways, water, foul & water recycling, & electricity). If it is allocated, there is a low prospect that it would be developed.		
Suitability	Unsuitable - due to accessibility and character issues and poor market signals.		
Planning status	Call in - Proposed for employment use		
Location	105m from Bicker settlement boundary		
Site Characteristics	It is partly previously developed in employment use, and the majority of the site is agricultural land. The site has some amenity value owing to part being open, farmed Grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would extend south creating an incongruous form of development and an unacceptable impact into the countryside.		
Highways	Direct access onto Ing Drove, a narrow lane - the access and approach may need significant improvements to accommodate employment development in the southern part of the site. The site is 1.1km from the A52 vehicles would pass through residential areas.		
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	Services, facilities and homes can potentially be made accessible by cycle, but not by foot as there is no footpath to the site. Bus stops are within 423m of the site. The site is 1.1km from the A52. The site is 105m from the Bicker built-up area (settlement boundary). The site has more limited access by a range of employees.		
External environment	A low profile site within a predominantly countryside location. Area is generally in average condition. There are no residential properties nearby. The site is detached from Bicker built up area so employees would have more limited access to a local shop and services.		
Internal environment	A relatively flat rectangular site with infrastructure and services to the unit. No boundary treatment evident. Space for turning/manoeuvring and parking within the previously developed part of the site. Provision would need to be made for additional uses.		
Market signals	An existing employment site, with little prominence in a predominantly countryside location. Not actively marketed. It is a strategic scale and has the potential to accommodate a critical mass of employment uses. The market potential for general employment use is considered to be low.		
Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site. However significant upfront investment would be required to open-up the site; highways, foul, water and water recycling improvements and surface water drainage and flood mitigation would be required.		
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard