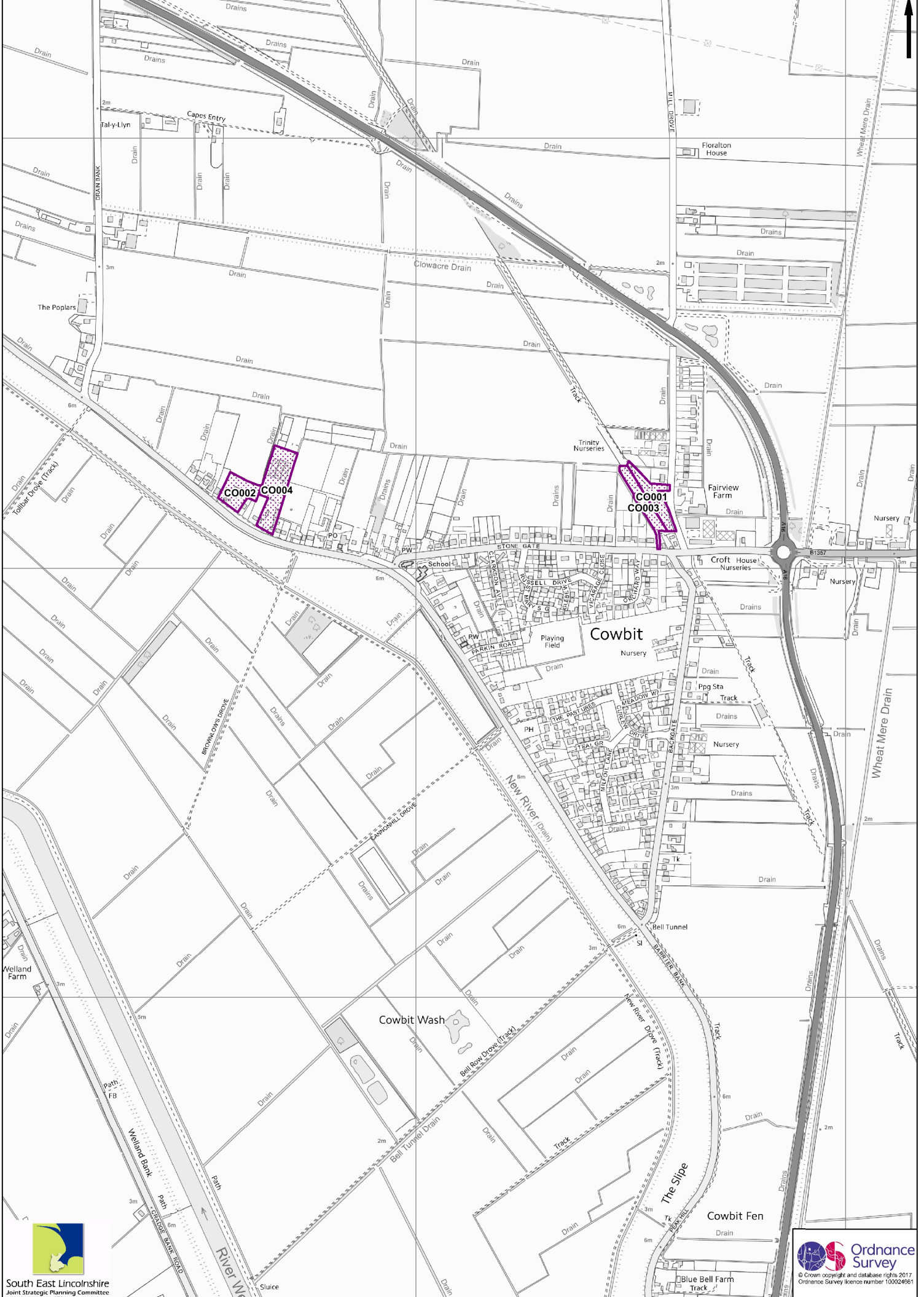


South East Lincolnshire Strategic Employment Land Availability Assessment - Cowbit (March 2017)



Existing Employment Sites

Site Reference	CO002	Settlement	Cowbit
Site Name	Land north of Barrier Bank	Site Area (Ha)	0.49
Address	Barrier Bank	Current use	B2, B8 2 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	Suitable		
	Planning status	No pp or allocation	
	Location	Within and adjacent to Cowbit settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	Cowbit Wash LWS is within 75m of the south-western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site is 1.2km from the A16, a major north-south route. However the site has access onto a side road with direct access onto Barrier Bank so it may not be necessary to pass through the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 395m of the site. The site is within 1.2km of the A16. The site is mostly within, but partly adjacent to Cowbit built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site, with a reasonable profile locally with a 50m frontage to Barrier Bank, albeit in a secondary location. Reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Space for parking on site. Mature hedge along southern boundary, with trees and planting on eastern and western boundaries.	
	Market signals	An established local employment site in a relatively prominent location. One occupier. Site actively managed. No vacant units.	
	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 within the northern part of the site in future.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Potential Employment Sites

Site Reference	CO001	Settlement	Cowbit
Site Name	Land to the west of Mill Drove	Site Area (Ha)	0.49
Current use	Unused building and land	Available land (ha)	0.49
Proposed employm	B1, B2, B8	Net available land (ha)	0.44
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 moderate (including utilities), and potentially remediation. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Within Cowbit settlement boundary		
Site Characteristics	The site is previously developed and has little intrinsic amenity value and is disused.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - development could even potentially secure improvements		
Highways	Direct access onto Mill Drove south, a local road, which may be unsuitable for larger vehicles. Mill Drove South has poor visibility at its junction with Stone Gate. Unless this can be approved the Highways Authority would advise against development. The site is 255m from the A16, a major north-south route and vehicles would pass 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 are potentially accessible by cycle and by foot but not by public transport. The site is within 260m of the A16. The site is within Cowbit 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 predominantly residential area. Site is in poor condition. Residential properties adjoin the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use. The site is within the Cowbit built up area so would have access to local amenities.		
Internal environment	A relatively flat, small, irregular shaped site with infrastructure to the boundary. It is anticipated that these would need upgrading to accommodate development on site. Mature trees exist on some boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A vacant low profile site in a predominantly residential area. It is not a strategic scale and does not have the potential to accommodate a critical mass of employment uses.		
Development opportunities	No known constraints that could render development of the site unviable, as infrastructure and highways provided to the boundary. Water and foul water improvements, flood mitigation and surface water drainage would be required for new development. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	CO003	Settlement	Cowbit
Site Name	Land to the west of Mill Drove South	Site Area (Ha)	0.43
Current use	B8, open land	Available land (ha)	0.43
Proposed employm	B1, B2, B8	Net available land (ha)	0.38
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are likely to be moderate (including access, utilities and site clearance). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Within Cowbit settlement boundary		
Site Characteristics	It is not agricultural land, is partly open land and partly previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - redevelopment could secure environmental benefits		
Highways	The site has direct access onto Stonegate Road, a local road - the access may need upgrading to accommodate an employment use. The site is 261m from the A16 a major north-south route and vehicles would need to pass residential areas and the village centre.		
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 are potentially accessible by cycle and by foot. Bus stops are within 383m of the site. The site is within 261m of the A16. The site is within Cowbit built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential properties within a village location. Site is in average condition. The site is within Cowbit 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, narrow, rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Planting is evident on the western boundary. 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 village location. No critical mass of employment uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the boundary. Utilities, water and foul water improvements and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ2, danger for some, 0.25-0.5m

Site Reference	CO004	Settlement	Cowbit
Site Name	Land to the north of Barrier Bank	Site Area (Ha)	0.96
Current use	C3a, horticultural	Available land (ha)	0.96
Proposed employm	B1, B2, B8	Net available land (ha)	0.86
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are likely to be moderate (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	Partly within/partly adjacent to Cowbit settlement boundary		
Site Characteristics	It is not agricultural land, and has little intrinsic value as part of the site is horticultural use. Part of the site is previously developed.		
Environmental issues	Cowbit Wash LWS is within 70m of the southern boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the village's built up area is largely confined to a linear development along Barrier Bank and development would create an intrusion into an area with countryside character).		
Highways	The site has direct access onto a side road with direct access onto Barrier Bank (the old A16), however it is likely that a new access will need providing to accommodate an alternative use. The site is 1.2km from the A16, a major north-south route and vehicles would pass the village centre and 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 are potentially accessible by cycle and by foot. Bus stops are within 326m of the site. The site is within 1.2km of the A16. The site is partly within/partly adjacent Cowbit built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	The site has a reasonable profile locally. Site is in good condition. The site is within Cowbit 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/extending to accommodate development on site. Mature trees evident on the eastern and western boundaries. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A reasonable profile site in a secondary location. The site could form a critical mass of employment uses with the adjoining CO001. Not actively marketed.		
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 and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard