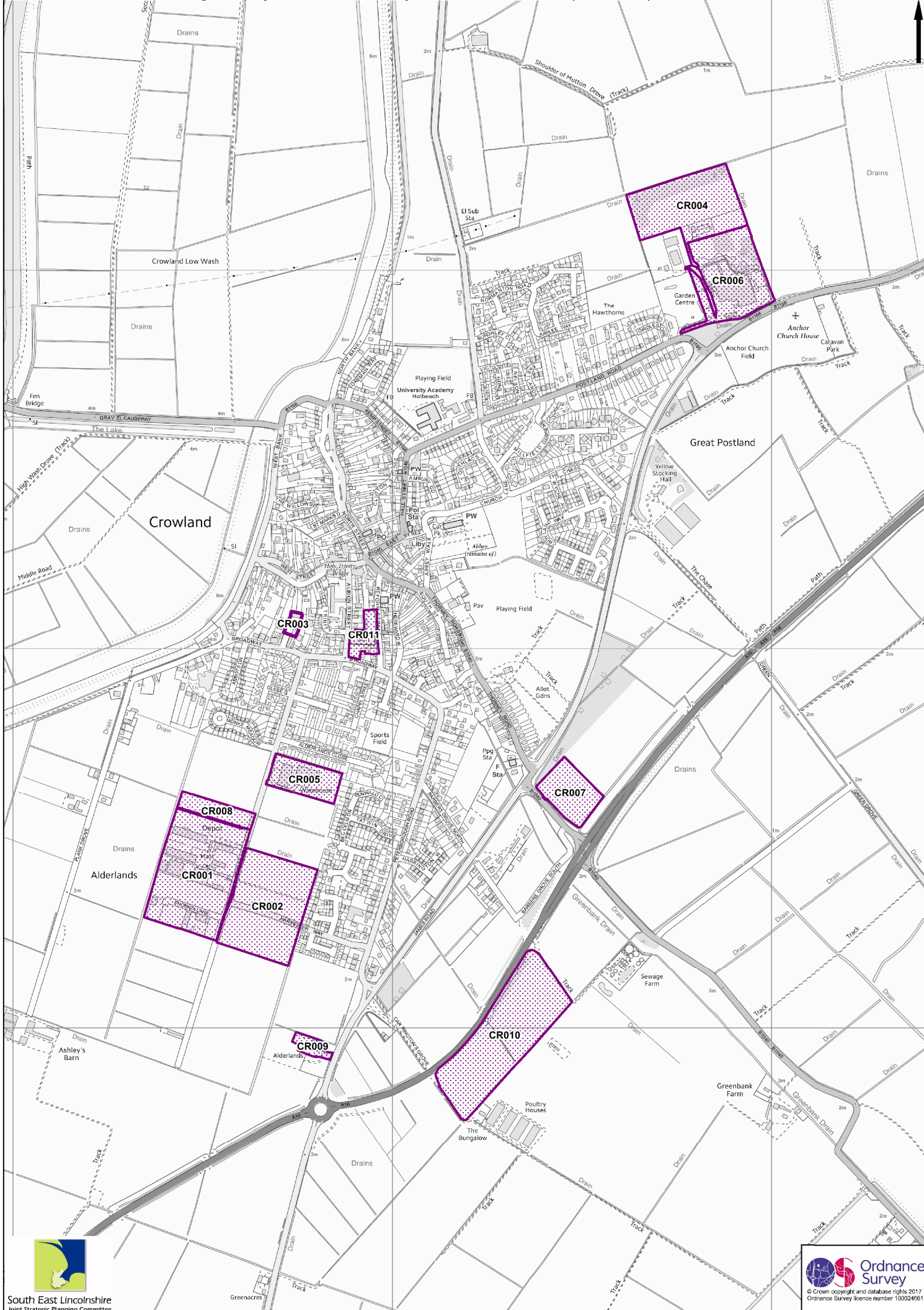


South East Lincolnshire Strategic Employment Land Availability Assessment - Crowland (March 2017)



Existing Employment Sites

Site Reference	CR003	Settlement	Crowland
Site Name	Horseshoe Yard	Site Area (Ha)	0.2
Address	Horseshoe Yard	Current use	B1c, 10 units
Availability	There are no known legal or ownership issues.		
Achievability	Any improvements to units would be met from the owners finances 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	Existing employment site		
Location	Within Crowland 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	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Horseshoe Yard is a spine road, although shared at the Broadway junction with housing providing access via local roads, passing residential areas to the A16, 1km from the site. Site access is appropriate for the type and scale of uses.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 300m of the site. The site is within 1km of the A16. The site is within the Crowland built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	An established low profile employment site. Reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.		
Internal environment	Space for turning on site to allow vehicles to reverse into loading areas. Parking adjacent to units and in the west of the site. Site fenced and gated, with strip of grass along western boundary.		
Market signals	An established employment site for small scale local businesses. A good mass of small scale B Class development. Actively managed. Low vacancy rate.		
Development opportunities	There appears to be no opportunities for redevelopment or intensification.		
Developable	Developable	Flood risk	FZ3a, danger for all, 0.5-1m

Site Reference	CR005	Settlement	Crowland
Site Name	Land to the east of Crease Drove	Site Area (Ha)	1.55
Address	Crease Drove	Current use	B8 1 unit
Availability	The has planning permission for residential development so is not available for employment use.		
Achievability	Planning permission for residential use indicates that the site is no longer considered to be a viable employment use.		
Suitability	Unsuitable		
	Planning status	Existing employment site PP subject to s106 for residential	
	Location	Within Crowland settlement boundary	
	Site Characteristics	The site is previously developed and 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.	
	Highways	Direct access onto Crease Drove, a local road. The site is 1.1km from the A16, a major north-south route but vehicles would pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 430m of the site. The site is within 1.8km of the A16. The site is within the Crowland built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment site in a predominantly residential area. Reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles to the frontage. Mature trees evident along the boundaries.	
	Market signals	An established employment site capable of accomodating more floorspace than currently exists. Actively managed. Low vacancy rate.	
	Development opportunities	The site has planning permission for residential use (subject to s106); it is considered that redevelopment would only take place for that use.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.25-0.5m

Site Reference	CR009	Settlement	Crowland
Site Name	Tourmaster Coaches	Site Area (Ha)	0.36
Address	James Road	Current use	Sui generis 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	Existing employment site	
	Location	101m from Crowland 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	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site is 116m from the A16, a major north-south route. Direct access onto James Road, a good local road, suitable for larger vehicles.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 470m of the site. The site is within 121m of the A16. The site is within 101m of the Crowland built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	A well-established employment site, with a low profile in a predominantly countryside location. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles to the rear of the site. Mature trees and planting to the boundaries and entrance.	
	Market signals	An established employment site. Actively managed. One occupier - Tourmaster Coaches. 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 site in future.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Potential Employment Sites

Site Reference	CR001	Settlement	Crowland
Site Name	Crease Drove Business Park	Site Area (Ha)	6.09
Current use	B1, B2, agricultural land	Available land (ha)	1.9
Proposed employm	B1, B2, B8	Net available land (ha)	1.71
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be low (including utilities). If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Existing employment allocation in SHDC Local Plan. H02-0188-16 Change of use from B1 and B2		
Location	200m from Crowland settlement boundary		
Site Characteristics	The site is partly previously developed and partly open, farmed Grade 2 agricultural land so has some amenity value.		
Environmental issues	The western part of the site (and part of the available land) lies within the Sand and Gravel Minerals Safeguarding Area - mitigation may be required to compensate for any loss of resources.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - the vacant land is within the built form of the existing business park so would be consistent with local character and appearance.		
Highways	An unconstrained dedicated spine road provides direct access to Crease Drove which leads to Harvester Way, which is shared with residential areas. Crowland Cranes has direct access onto Crease Drove, a local road. The site is 800m from the A16, a major north-south route and vehicles would pass residential areas. Spurs exists to vacant plots; access would need to be required to meet specific user needs.		
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 735m of the site. The site is within 800m of the A16. The site is within 200m from Crowland built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	Low profile, established employment site. Site in good condition. No residential properties nearby. The site is within 200m of Crowland built up area so would have more limited access to local amenities.		
Internal environment	A relatively flat, square shaped site with infrastructure to the units/boundaries of vacant plots. It is anticipated that these would need upgrading to accommodate development on site. Plots bounded by fences. Space for manoeuvring/servicing & parking within each plot. Additional provision would be required for the vacant plots.		
Market signals	An established employment site, with a good profile locally. A good critical mass of small scale B-Uses. Good condition, well maintained. Active marketing of plots. Evidence of recent investment. Recent planning permission for one available plot indicates demand exists for employment land in this location.		
Development opportunities	No known constraints that could render development of the site unviable, as infrastructure and highways provided to the available land. 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 high.		
Developable	Developable	Flood risk	FZ3a, danger for all, 0.5m-1m

Site Reference	CR002	Settlement	Crowland
Site Name	Harvester Way	Site Area (Ha)	5.1
Current use	Agriculture	Available land (ha)	5.1
Proposed employm	B1, B2, B8	Net available land (ha)	4.08
Availability	The owners' future intentions are unknown - the owners are pursuing residential development on this site.		
Achievability	Low achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be high (including utilities and flood mitigation). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Suitable		
Planning status	Existing employment allocation in SHDC Local Plan.		
Location	Adjacent to Crowland settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable		
Highways	Harvester Way, a local road bisects the site (east-west). New accesses would need to be provided to each part of the site. The site is 630m 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. Bus stops are within 330m of the site. The site is within 630m of the A16. The site is adjacent to Crowland built-up area (settlement boundary). The site has more potential to be accessible by a range of employees.		
External environment	Low profile employment allocation adjacent to established employment area. Site in good condition. Residential properties in close proximity so could be affected by noise, odour and light - the likely impact would depend upon the proposed use. The site is adjacent to Crowland built up area so would have access to local amenities.		
Internal environment	A relatively flat, rectangular shaped site with infrastructure to the boundary. It is anticipated that these would need upgrading to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing & parking would be required to accommodate a specific use(s).		
Market signals	An employment allocation, with a low profile. The site is capable of accommodating a good mix of employment uses and forming a good critical mass with the established employment area to the west. Not actively marketed.		
Development opportunities	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 is considered to be low evidenced by the lack of interest for employment use since the site was allocated in 2006.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	CR004	Settlement	Crowland
Site Name	Land to the north of Postland Road	Site Area (Ha)	4.53
Current use	Sui generis	Available land (ha)	4.53
Proposed employm	B1, B2, B8	Net available land (ha)	3.62
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, site clearance and flood mitigation). 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	63m from Crowland settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being mostly open, farmed Grade 2 land, with some previously developed land comprising the remainder of the site.		
Environmental issues	The northern part of the site lies within the Sand and Gravel Minerals Safeguarding Area - mitigation may be required to compensate for any loss of resources.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Although the site would extend development north into the countryside, a substantial tree belt exists on the northern boundary which would help minimise intrusion into the countryside.		
Highways	Access via the existing garden centre and caravan site would be geometrically feasible onto Postland Road although the culvert carrying the road over the water course would need to be investigated to see if it suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. The site is 2km from the A16, a major north-south route.		
Infrastructure	It will lead to the loss of a commercial business, however the site is not currently identified for employment use (i.e. for B Use development) and redevelopment could lead to additional floorspace being provided.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 307m of the site. The site is within 2km of the A16. The site is within 63m of the Crowland built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Low profile commercial site to the rear of a commercial enterprise. Site in good condition. No residential properties nearby. The site is within 63m of Crowland built up area so would have access to local amenities.		
Internal environment	A relatively flat, rectangular shaped site with infrastructure to the units. It is anticipated that these would need upgrading to accommodate development on site. Substantial tree belt evident along north & western boundary. Space for manoeuvring/servicing & parking on site but redevelopment would require provision to accommodate a specific use(s).		
Market signals	An existing caravan sales/storage business, with planning permission to relocate. Capable of accommodating a good mix of uses. Low profile site to the rear of a commercial site. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as infrastructure and highways provided to the units. 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	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	CR006	Settlement	Crowland
Site Name	Crowland Garden Centre, Postland Road	Site Area (Ha)	4.08
Current use	Sui generis	Available land (ha)	4.08
Proposed employm	B1, B2, B8	Net available land (ha)	3.26
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, site clearance, flood mitigation). If it is allocated there is a low prospect that it would be developed starting 2022-2036.		
Suitability	Suitable		
Planning status	Call in - Proposed for employment use		
Location	Adjacent to Crowland settlement boundary		
Site Characteristics	The site is previously developed and has little intrinsic amenity value.		
Environmental issues	The eastern part of the site lies within the Sand and Gravel Minerals Safeguarding Area - mitigation may be required to compensate for any loss of resources.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - the eastern boundary has some tree screening which will help prevent the site protruding into the countryside.		
Highways	Access via the existing garden centre would be geometrically feasible onto Postland Road although the culvert carrying the road over the water course would need to be investigated to see if it suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. The site is 1.8km from the A16, a major north-south route.		
Infrastructure	It will lead to the loss of a commercial business, however the site is not currently identified for employment use (i.e. for B Use development) and redevelopment could lead to additional floorspace being provided.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 202m of the site. The site is within 1.8km of the A16. The site is adjacent to Crowland built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Existing commercial site, within a predominantly residential area. Site in good condition. A residential property abuts the access which could be affected by noise, odour and light - the likely impact would depend upon the proposed use. The site is adjacent to Crowland built up area so would have access to local amenities.		
Internal environment	A relatively flat, rectangular shaped site with infrastructure to the units. It is anticipated that these would need upgrading to accommodate development. Substantial tree belt along eastern boundary. Appropriate provision required to accommodate a specific use(s).		
Market signals	An existing garden centre. Capable of accommodating a good mix of uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as infrastructure & highways provided to the units. Water & foul water, flood mitigation & surface water drainage would be required for new development. The market potential for development of this site for employment use is considered to be low. Remediation may be required.		
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	CR007	Settlement	Crowland
Site Name	Land at Thorney Road	Site Area (Ha)	1.7
Current use	Agriculture	Available land (ha)	1.7
Proposed employm	B1, B2, B8	Net available land (ha)	1.36
Availability	There are no known legal or ownership issues.		
Achievability	Moderate achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be moderate (including access, utilities). If it is allocated there is a moderate prospect that it would be developed starting 2022-2036.		
Suitability	Suitable		
Planning status	Call in - Proposed for employment use		
Location	41m from Crowland settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site would create development in a slightly detached location, the pp (cemetery & allotments) to the north will alter the character & appearance of this location into a more managed form. The site offers opportunities to mitigate. A substantial tree belt on the eastern boundary would help minimise intrusion from Crowland east.		
Highways	A spur exists onto the site but a new access would need to be provided onto Thorney Road, a local road. The site is 80m from the A16, a major north-south route, with no need to pass residential areas or the town 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 but not by foot (which would need to be provided by new development) or public transport. The site is within 80m of the A16. The site is within 41m of the Crowland built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile greenfield site with a 100m frontage to the A16. No residential properties nearby. The site is within 41m of Crowland built-up area so would have some access to local amenities.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development. Substantial tree belt along eastern boundary. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A high profile site with a 100m frontage to the A16, capable of accommodating a good critical mass of B - Uses. No evidence of marketing.		
Development opportunities	No known constraints that could render development of the site unviable, as highways provided to the boundary. Access, 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 moderate.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	CR008	Settlement	Crowland
Site Name	Land to the west of Crease Drove	Site Area (Ha)	0.89
Current use	Agriculture	Available land (ha)	0.89
Proposed employm	B1, B2, B8	Net available land (ha)	0.8
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). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use H02-0743-16 Change of use from agricultural land to B1		
Location	79m from Crowland settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - the site would provide a small extension to the existing employment area to the south so would not alter the character or appearance of the local area		
Highways	Access would be required onto Crease Drove. The Highways Authority identifies that the site would not be suitable without substantial improvement works to Crease Drove. The site is 1km 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 but not by foot or public transport. The site is within 80m of the A16. The site is within 79m of the Crowland 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. Site in good condition. The site is within 79m of Crowland built up area so would have access to some amenities. Residential properties are within 80m of 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, small scale rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. No landscaping evident. 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. Would form a good mix of uses with the adjoining business park to the south. No evidence of marketing. Planning permission refused for employment use indicates that employment use in this location might not be achievable.		
Development opportunities	Significant highways improvements would be required as well as water and foul water improvements, flood mitigation and surface water drainage. This is unlikely to be unachievable for a site of this size for employment use. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	CR010	Settlement	Crowland
Site Name	Land to the north of Carrington's Grove	Site Area (Ha)	6.37
Current use	Agricultural land	Available land (ha)	6.37
Proposed employm	B1, B2, B8	Net available land (ha)	5.09
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 flood mitigation). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use/roadside services		
Location	281m from Crowland settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being open, farmed Grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
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 town's built up area is largely confined to the northern side of James Road, and particularly the A16 and development would create an unacceptable impact onto the countryside).		
Highways	A new junction would be required onto the A16 which could involve significant highways improvements. The site is 1km from the A16, a major north-south route and vehicles would not 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	Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site adjoins the A16. The site is within 281m of the Crowland built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile site with a 416m frontage to the A16. Site in good condition. The site is severed by the A16 from Crowland so would have limited access to amenities. A residential property could be affected by noise, odour and light - impact would depend upon use.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development on site. Establishing trees evident on the western boundary. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site capable of accommodating a good mix of B uses. No evidence of marketing.		
Development opportunities	Significant highways improvements are likely to be required as well as significant improvements to the water and foul water networks and flood mitigation and surface water drainage would also be required. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	CR011	Settlement	Crowland
Site Name	South View Community Primary School, Broadway	Site Area (Ha)	0.68
Current use	D1, playing field	Available land (ha)	0.68
Proposed employm	B1, B2, B8	Net available land (ha)	0.61
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability for employment use. Values are moderate, and opening-up infrastructure costs are likely to be low (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2017-2021.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Within Crowland settlement boundary		
Site Characteristics	It is not agricultural land and is mostly previously developed, although part of the site is a playing field. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	The site is adjacent to Crowland Conservation Area and buildings of local historic interest are within 20m of the northern and eastern boundaries. Retention of the playing field would be required to mitigate any adverse impacts upon the character of the Conservation Area.		
Character	Acceptable		
Highways	The site could be accessed off any of the roads to which the site has frontages, although this would be dependent upon use. The site is 1.3km from the A16, a major north-south route and vehicles would pass residential areas.		
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	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the site. The site is within 1.3km of the A16. The site is within Crowland built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly residential area. Site is in good condition. The site is within Crowland 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, irregular shaped site. Infrastructure would need upgrading to accommodate development. Mature trees on the frontage & north-west boundary. Space for manoeuvring/servicing. Reform Street is one way - residents park on the east side. Sufficient parking for employees & visitors would be required on the site.		
Market signals	A low profile site in a residential area. 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	FZ1, danger for most, 0.25-0.5m