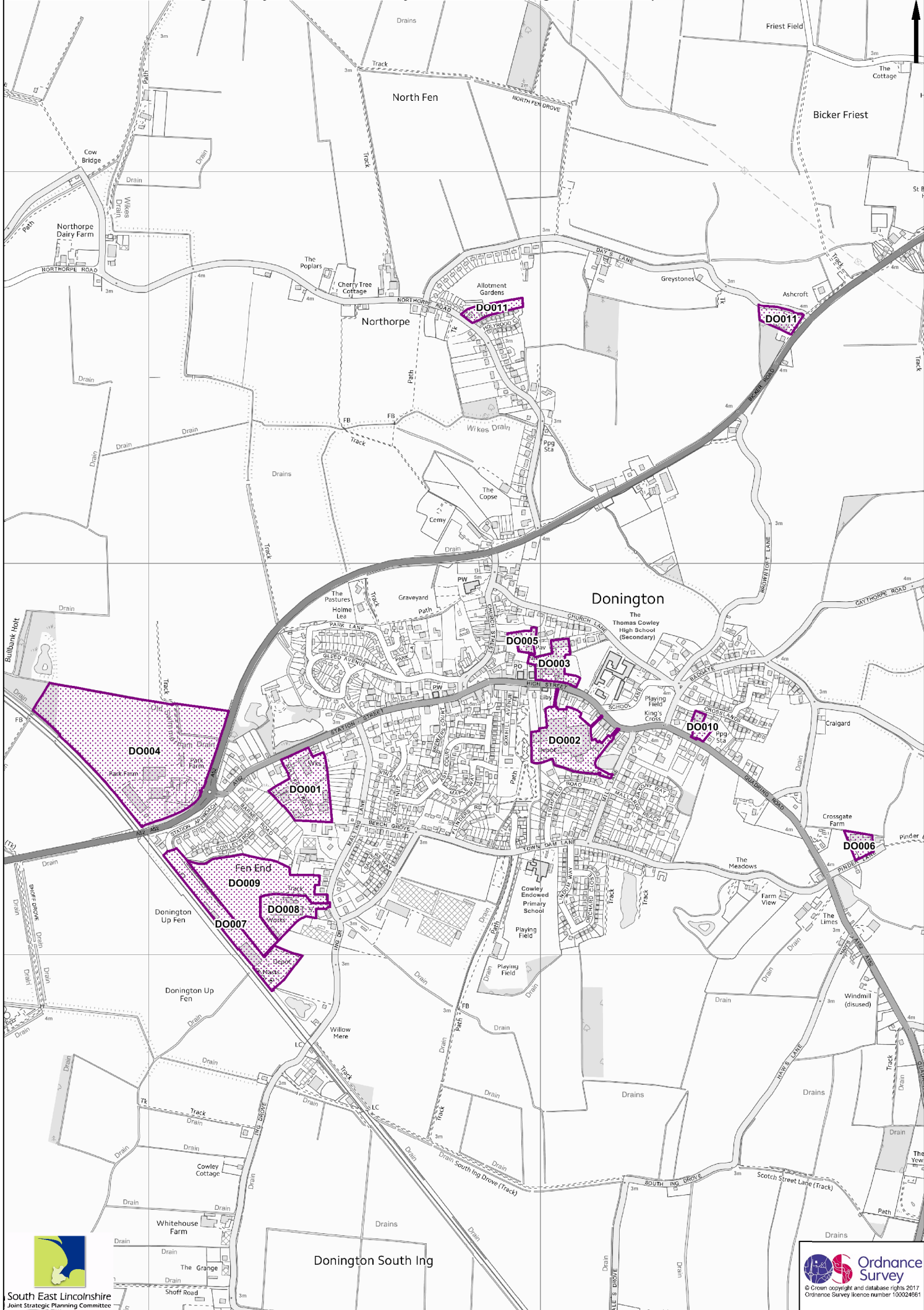


South East Lincolnshire Strategic Employment Land Availability Assessment - Donington (March 2017)



Existing Employment Sites

Site Reference	DO001	Settlement	Donington
Site Name	Millfield Road Industrial Estate	Site Area (Ha)	2.03
Address	Millfield Road	Current use	B1, B2, B8, approx 12 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	Within Donington 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	Donington Conservation Area is within 15m of the northern boundary. 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	The site is 500m from the A52, a major east-west route. An unconstrained dedicated spine road (Millfield Road) provides access to Station Street (A152), passing some residential areas. Each plot has direct access onto Millfield Road.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 200m of the site. The site is within 500m of the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A well-established employment site, with a good profile locally. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	
	Internal environment	Space within each plot for turning, manoeuvring and parking. Some on street parking evident. Entrance grassed with some trees, most boundaries fenced, some planting evident.	
	Market signals	An established employment site with a good mass of B-Class and ancillary employment generating uses. Capable of accommodating mix of large, medium and small sized businesses. Site actively managed and marketed. Signs of recent investment and planning permissions indicate demand for employment use in this location. Low vacancy levels.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to each plot.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	DO002	Settlement	Donington
Site Name	Mill Lane	Site Area (Ha)	2.29
Address	Mill Lane	Current use	B1, B2, B8, approx 14 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	Within Donington settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value, apart from several mature trees along its boundaries, and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	The northern part of the site lies within Donington Conservation Area. 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	An unconstrained dedicated spine road provides access to Mill Lane, a local road. The site is 980m from the A52, a major east-west route and 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 280m of the site. The site is within 980m of the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A well-established employment site, with a low profile to the rear of housing in a predominantly residential area. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	A dedicated access ensures HGVs can access/egress, manoeuvre and reverse in to spaces. Space for parking on site. Well landscaped with mature trees along boundaries.	
	Market signals	An established employment site, occupied by one local business - Select Timber/MDF Products. Site actively managed. No vacant units. Signs of recent investment indicate demand for employment use in this location.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Although works would need to be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	DO003	Settlement	Donington
Site Name	High Street	Site Area (Ha)	0.81
Address	High Street	Current use	B1, B2, B8, approx 16 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
Planning status	Existing employment site		
Location	Within Donington 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	The site lies within Donington Conservation Area and contains a Building of Local Historic Interest. 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 the High Street, although turning for larer vehicles could be difficult at peak times. The site is 900m from the A52, a major east-west route and vehicles need to pass residential areas and town centre.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 160m of the site. The site is within 900m of the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A well-established employment site within the town centre, with a good profile locally with a frontage to Station Street. Area is generally in good 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, although some vehicles may need to pass between buildings to rear yards. Dedicated space to park vehicles to the rear of the site. Some on street parking permitted. Some mature trees and planting along rear and side boundaries.		
Market signals	An established high profile employment site in a central location within Donington town centre. A formerly vacant site, is now fully occupied by several local businesses, with evidence of recent investment and intensification indicating demand for employment use in this location. Good critical mass of local businesses. Site actively managed. No vacant units.		
Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Any intensification would need to be mindful of heritage issues.		
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO005	Settlement	Donington
Site Name	Rear of Church Street	Site Area (Ha)	0.31
Address	Church Street	Current use	B2 5 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment would be met from owners finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
Planning status	Existing employment site		
Location	Within Donington settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value, and is occupied by an employment site. The site would benefit from environmental improvements.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	The western part of the site lies within Donington Conservation Area. 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 the Church Street, although the access is unmade and in places in poor condition and passes between two properties which may prove difficult for larger vehicles. The site is 237m from the A52, a major east-west route.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 195m of the site. The site is 237m from the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site to the rear of residential and commercial properties. Area is generally in poor 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, although larger vehicles may find manoeuvring problematic. Unmade space to park vehicles within the site. Some mature trees exist on boundaries with neighbouring properties.		
Market signals	An established small scale site in a reasonably central location. The site appears to be occupied but in poor condition. Adjoins DO003 but has no relationship with that site.		
Development opportunities	No known constraints that could render redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Any redevelopment would need to be mindful of heritage issues.		
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO006	Settlement	Donington
Site Name	D & S Factors	Site Area (Ha)	0.35
Address	Pinder Lane	Current use	B8, 5 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	PP for extension	
	Location	376m from Donington 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	An unconstrained dedicated spine road provides access to Pinder Lane, a local road. The site is 1.3km from the A52, a major east-west route and vehicles would pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 1.3km from the A52. The site is within 376m of the Donington 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 rural location. Area is generally in good condition. The site abuts a residential property which could be affected by noise, odour and light levels.	
	Internal environment	Pinder Lane is a dead end which enables large vehicles to reverse onto the site to load. Some space for parking on site. Trees provide some boundary treatments, fencing to the frontage.	
	Market signals	An established employment site. One occupier - D & S Factor. Site actively managed. No vacant units.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Appears to be little capacity for intensification of the site.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO007	Settlement	Donington
Site Name	Turners	Site Area (Ha)	2.17
Address	Station Approach	Current use	B8, 3 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Donington 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	An unconstrained dedicated spine road provides access to Station Approach, a local road. The site is 240m from the A52, a major east-west route and vehicles would pass residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 240m from the A52. The site is within the Donington 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 to the rear of residential properties. Area is generally in reasonable condition. The site abuts residential properties which could be affected by noise, odour and light levels. The site abuts a railway line which may impact upon the amenity of occupiers.	
	Internal environment	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature trees and planting form the boundaries with the railway line to the west and residential properties to the north and east.	
	Market signals	An established employment site. One occupier - Turners. Functions well as a distribution firm owing to its close proximity to the A52, reflected in its long standing operation in this location. Site actively managed. No vacant units.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units 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, no hazard, no hazard

Site Reference	DO008	Settlement	Donington
Site Name	E & S Forklift Sales	Site Area (Ha)	1.11
Address	Malting Lane	Current use	Sui generis 8 units
Availability	The site 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	PP for 51 dwellings	
	Location	Within Donington 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	Direct access onto Maltings Lane, a local road. The site is 900m from the A52, a major east-west route and vehicles may need to 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 517m of the site. The site is 900m from the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A former employment site, with a low profile within a predominantly residential area. Area is generally in reasonable condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature trees exist on northern boundary .	
	Market signals	An established employment site. Previous occupier - E & S Forklift Sales Ltd have vacated the site. Vacant site. Planning permission for residential development.	
	Development opportunities	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	DO010	Settlement	Donington
Site Name	Land to the north of Quadring Road	Site Area (Ha)	0.27
Address	Quadring Road	Current use	B1, B2, 2 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	Planning application for residential development H04-0600-16 refused	
	Location	Within Donington settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value, other than a few mature trees along its boundaries, and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	Donington Conservation Area is within 10m of the western boundary. 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 Quadring Road, a good quality local road. The site is 813m from the A52, a major east-west route which may lead to vehicles passing residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are adjacent to the site. The site is 813m from the A52. The site is within the Donington built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established small scale employment site, with a good profile locally adjacent to the A152. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Space to park vehicles within the site. Mature trees exist on east and west boundaries.	
	Market signals	An established small-scale employment site, albeit in a secondary location. One occupier - Dave Cook Engineering. Site actively managed. No vacant units. Recent change of owners indicates demand for employment use in this location.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification within the eastern part of the site in future but should be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO011	Settlement	Donington
Site Name	Florice	Site Area (Ha)	0.5
Address	Day's Lane	Current use	B2, B8 1 unit
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Unsuitable		
	Planning status	Commitment - H04-0547-15 extension to packing plant	
	Location	820m from Donington settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value, being part open grade 1 land, but is mostly previously developed land, 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	Direct access onto Day's Lane, a local road. The site is 23m from the A52, a major east-west route, so no need to 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 268m of the site. The site is 23m from the A52. The site is 820m from the Donington built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	High profile site with a 60m frontage to the A52, albeit in a secondary location. Area is generally in good condition. The site abuts a residential property which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Space to park vehicles within the site. Mature landscaping provides buffer to the A52 with additional planting on the western boundary.	
	Market signals	An established prominent small-scale employment site. One occupier - Florice. Site actively managed. No vacant units. Planning permissions and recent investment indicates that the site is suitable for employment uses.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification within the eastern part of the site in future.	
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Potential Employment Sites

Site Reference	DO004	Settlement	Donington
Site Name	Land to the north of Bicker Road	Site Area (Ha)	10.29
Current use	C3a, Agriculture	Available land (ha)	10.29
Proposed employm	B1, B2, B8	Net available land (ha)	8.23
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for general employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be low (including access and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Existing employment allocation in SHDC Local Plan. H04-1082-16 Outline pp for the constructio		
Location	26m from Donington settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being mostly open, farmed Grade 1 land, with part being previously developed agricultural buildings and a dwelling.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	Donington Conservation Area is within 80m of the eastern boundary although this is separated by the A52 and open land. It is considered that through careful design impacts upon heritage could be mitigated.		
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 southern side of the A52 and development would create an intrusion into an area with countryside character).		
Highways	Dedicated access onto the A52 roundabout, although this may need upgrading to accommodate traffic from future uses.		
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 the footway does not extend to the site. Bus stops are within 490m of the site. The site is adjacent to the A52. The site is within 26m of the Donington 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 395m frontage to the A52. Site in good condition. The site is within 26m of Donington built up area so would have access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the railway line could be mitigated.		
Internal environment	A relatively flat, large scale triangular shaped site. Infrastructure would need significantly upgrading to accommodate development. The site is well treed on its frontage & by the railway line. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A high profile employment allocation, with only recent demand from the local market for employment use - this is in the form of an outline permission for the re-location of a local business and for only part of the site. Capable of accomodating 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 and surface water drainage would be required for new development. The market potential for development of this site for general employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO009	Settlement	Donington
Site Name	Land at Maltings Lane	Site Area (Ha)	3.61
Current use	Agricultural land	Available land (ha)	3.61
Proposed employm	B1, B2, B8	Net available land (ha)	2.88
Availability	There are no known legal or ownership issues.		
Achievability	Planning permission for residential use indicates that the site is not considered to be a viable employment use.		
Suitability	Unsuitable		
Planning status	Planning permission for residential development H04-0244-16 subject to s106		
Location	Within Donington settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being mostly open, farmed Grade 1 land, with a small part being previously developed.		
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 - the site is bounded on all sides by development		
Highways	Direct access onto Malting Lane. It is likely that access may need to be upgraded to accommodate additional uses. The site is 918m from the A52, a major east-west 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 541m of the site. The site is 918m from the A52. The site is within the Donington 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. Site is in good condition. The site is within the Donington built-up area so would have good access to amenities. Residential properties are in close proximity to the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited 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 employment site to the west. No evidence of marketing.		
Development opportunities	Planning permission for residential development indicates that the site is no longer available for employment use.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	DO011	Settlement	Donington
Site Name	Land to the east of Northorpe Road	Site Area (Ha)	0.44
Current use	C3a, agricultural land	Available land (ha)	0.44
Proposed employm	B1, B2, B8	Net available land (ha)	0.39
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 site clearance, utilities and access costs). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	565m from Donington settlement boundary		
Site Characteristics	The site has some amenity value owing to it being partly open Grade 1 land. 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	Unacceptable - the site would have harmful effects upon the character of the area (in this location Donington's built up area is largely confined to the south side of the A52 and development would create an intrusion into an area with countryside character).		
Highways	The site has direct access onto Northorpe Road, which would need upgrading to accommodate an alternative use. The site is 582m from the A52, a major east-west route and vehicle would need to 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 582m of the A52. The site is within 565m of the Donington built-up area (settlement boundary) although is severed by the A52. The site has more limited 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 severed from Donington built up area by the A52 so would have limited access to amenities. Residential properties adjoin the site 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. Limited 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 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 site. Utilities, access, 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