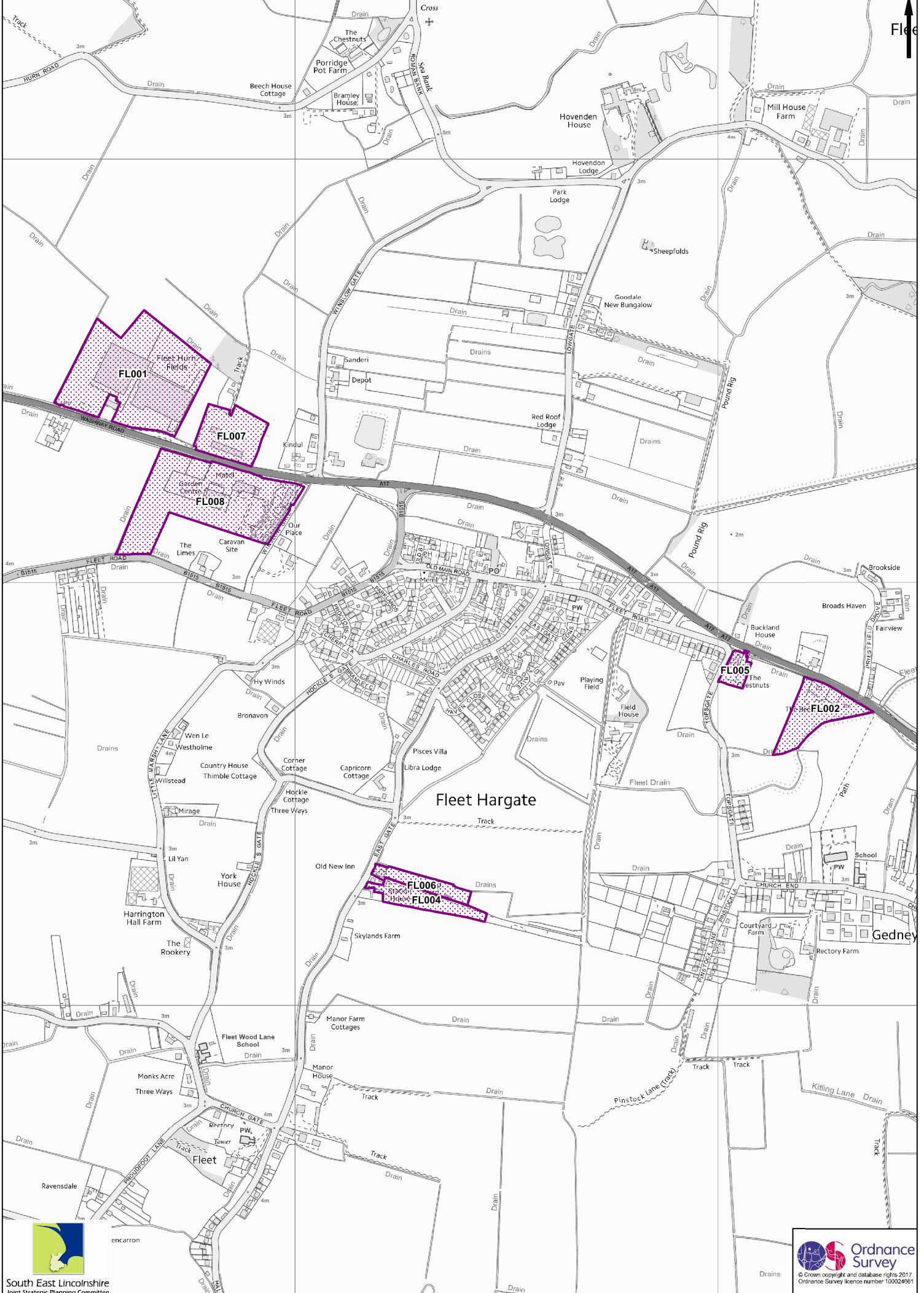
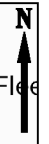


South East Lincolnshire Strategic Employment Land Availability Assessment - Fleet Hargate (March 2017)



Existing Employment Sites

Site Reference	FLO01	Settlement	Fleet Hargate
Site Name	Intergreen	Site Area (Ha)	6.43
Address	Washway Road	Current use	B2, B8, 4 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	459m of Fleet Hargate settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value, being part open, farmed grade 1 land, but is partly 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, unconstrained access onto the A17, a major east-west route, so 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 or public transport. The site abuts the A17. The site is 459m from Fleet Hargate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site, with excellent access to the A17. High profile site with a 292m frontage to the A17. Area is generally in good condition. There are no residential properties near the site. The site abuts the A17 which may impact upon the amenity of any future use on the site.	
	Internal environment	Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking on site. Some mature trees evident along parts of boundaries.	
	Market signals	An established high profile employment site. One occupier - Intergreen. Functions well as a distribution firm owing to its close proximity to the A17 and the local horticultural market, reflected in its long standing operation in this location. 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 northern and southern parts of the site in future.	
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	FL004	Settlement	Fleet Hargate
Site Name	H Carter	Site Area (Ha)	1.04
Address	Hall Gate	Current use	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	Existing employment site	
	Location	169m from Fleet Hargate settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value, being treed along its boundaries, but 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 unmade access onto Hall Gate, a local road. The site is 1.1km from the A17, a major east-west route and vehicles pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 1.1km from the A17. The site is 169m from Fleet Hargate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site, with a low profile forming a good mass of local employment uses with the adjoining FL006. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Space for parking within the site. Mature trees evident on northern and southern boundaries.	
	Market signals	An established local employment site. One occupier - H Carter. Forms a critical mass of local employment uses with the adjoining site to the north. 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	FL005	Settlement	Fleet Hargate
Site Name	The Chestnuts Farm Shop	Site Area (Ha)	0.42
Address	Toppsgate	Current use	A1, A3, sui generis, approx 6 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	Unsuitable		
	Planning status	Commercial enterprise	
	Location	7m from Fleet Hargate settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by a commercial enterprise.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, unmade access onto the A17, a major east-west route so no need to pass residential areas or town centres. Second access onto Toppsgate involves passing a residential area and may not be suitable for larger vehicles.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and foot. Bus stops are within 120m of the site. The site has direct access onto the A17. The site is 7m from Fleet Hargate built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established commercial site, with a prominent 55m frontage to the A17. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels. The site abuts the A17 which may impact upon the amenity of any future use on the site.	
	Internal environment	There is space for turning and manoeuvring on site. Dedicated on site car park. Landscaping along boundaries of the site.	
	Market signals	An established commercial site, with a good profile. One occupier - The Chestnuts. 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	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	FL006	Settlement	Fleet Hargate
Site Name	P & R Plant Hire	Site Area (Ha)	0.74
Address	Hall Gate	Current use	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	Employment site H05-0318-15 Proposed first floor extension to office accommodation approved		
Location	146m from Fleet Hargate settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment use.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Direct access onto Hall Gate, a local road. The site is 1.2km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 1.1km from the A17. The site is 146m from Fleet Hargate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	An established employment site, with a low profile in a countryside location. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.		
Internal environment	Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Space for parking to frontage and along northern boundary. Mature trees evident on northern and southern boundaries.		
Market signals	An established local employment site. One occupier - P & R Plant Hire. Forms a critical mass of local employment uses with the adjoining site to the south. 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 site in future.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0-0.25m

Site Reference	FL007	Settlement	Fleet Hargate
Site Name	Land to the north of Washway Road	Site Area (Ha)	1.7
Address	Washway Road	Current use	A1, A3, 4 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	Unsuitable		
	Planning status	Commercial enterprise	
	Location	333m from Fleet Hargate settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by a commercial enterprise.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, unconstrained access onto the A17, a major east-west route, so 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 or public transport. The site has direct access onto the A17. The site is 33m from Fleet Hargate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established commercial site, with a 260m frontage to the A17. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels. The site abuts the A17 which may impact upon the amenity of any future use on the site.	
	Internal environment	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicated car and coach park to the frontage. Mature trees form boundaries.	
	Market signals	An established commercial site adjoining the A17, albeit within a secondary location. One occupier - farm shop/cafe. Actively managed. No vacant units.	
	Development opportunities	The site is not in employment use therefore intensification or redevelopment would not be as straightforward as for other sites in use for B development. Opportunities exist for intensification within the site in future.	
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	FLO08	Settlement	Fleet Hargate
Site Name	Land to the south of Washway Road	Site Area (Ha)	1.23
Address	Washway Road	Current use	A1, A3, C1, approx 12
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	Commercial enterprise H05-0836-14 Re-siting of 6 static caravans from rear of garden centre to fishing lake Approved	
	Location	125m from Fleet Hargate settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value, being part open, farmed grade 1 land, but is also partly previously developed land, and is occupied by a commercial enterprise.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, unconstrained access onto the A17, a major east-west route, so 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 147m of the site. The site has direct access onto the A17. The site is 125m from Fleet Hargate built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established commercial site, with 260m frontage either side of the A17. Area is generally in good condition. The site is in close proximity to residential properties which could be affected by noise, odour and light levels. The site abuts the A17 which may impact upon the amenity of any future use on the site.	
	Internal environment	There is space for turning and manoeuvring on site. Dedicated on site car and coach park. Landscaping along frontage and between uses on site.	
	Market signals	An established commercial site adjoining the A17, albeit within a secondary location. One occupier - farm shop/café/motel. Actively managed. No vacant units.	
	Development opportunities	The site is not in employment use therefore intensification or redevelopment would not be as straightforward as for other sites in use for B development. Opportunities exist for intensification within the site in future.	
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Potential Employment Sites

Site Reference	FLO02	Settlement	Fleet Hargate
Site Name	Land at The Beeches	Site Area (Ha)	1.69
Current use	C3a, agricultural land	Available land (ha)	1.69
Proposed employm	B1, B2, B8	Net available land (ha)	1.35
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 access, utilities and site clearance). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use		
Location	189m from Fleet Hargate settlement boundary		
Site Characteristics	The site has some intrinsic amenity value, being mostly open, farmed Grade 1 land, with part being 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 create an incongruous form of development and an unacceptable impact into the countryside.		
Highways	Direct, unmade access onto the A17, a major east-west route so no need to pass residential areas or town centres. Access is expected to need upgrading and additional volume traffic turning onto the A17 in this location may not be suitable.		
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 - there is no footpath on the south side of the A17 or public transport. The site adjoins the A17. The site is 189m from the Fleet Hargate built-up area (settlement boundary). The site would have limited access by a range of employees.		
External environment	High profile site within a predominantly rural location. Site in good condition. The site has accessibility issues so poor access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the A17 could be mitigated.		
Internal environment	A relatively flat, triangular shaped site. It is anticipated that infrastructure may need upgrading to accommodate development on site. Hedging bounds the residential property, trees & fencing form the boundaries. Space for manoeuvring/servicing & parking on site but may need to be revised to accommodate a specific use(s).		
Market signals	High profile site in a predominantly rural area. No critical mass of employment uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable. 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 employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.50m