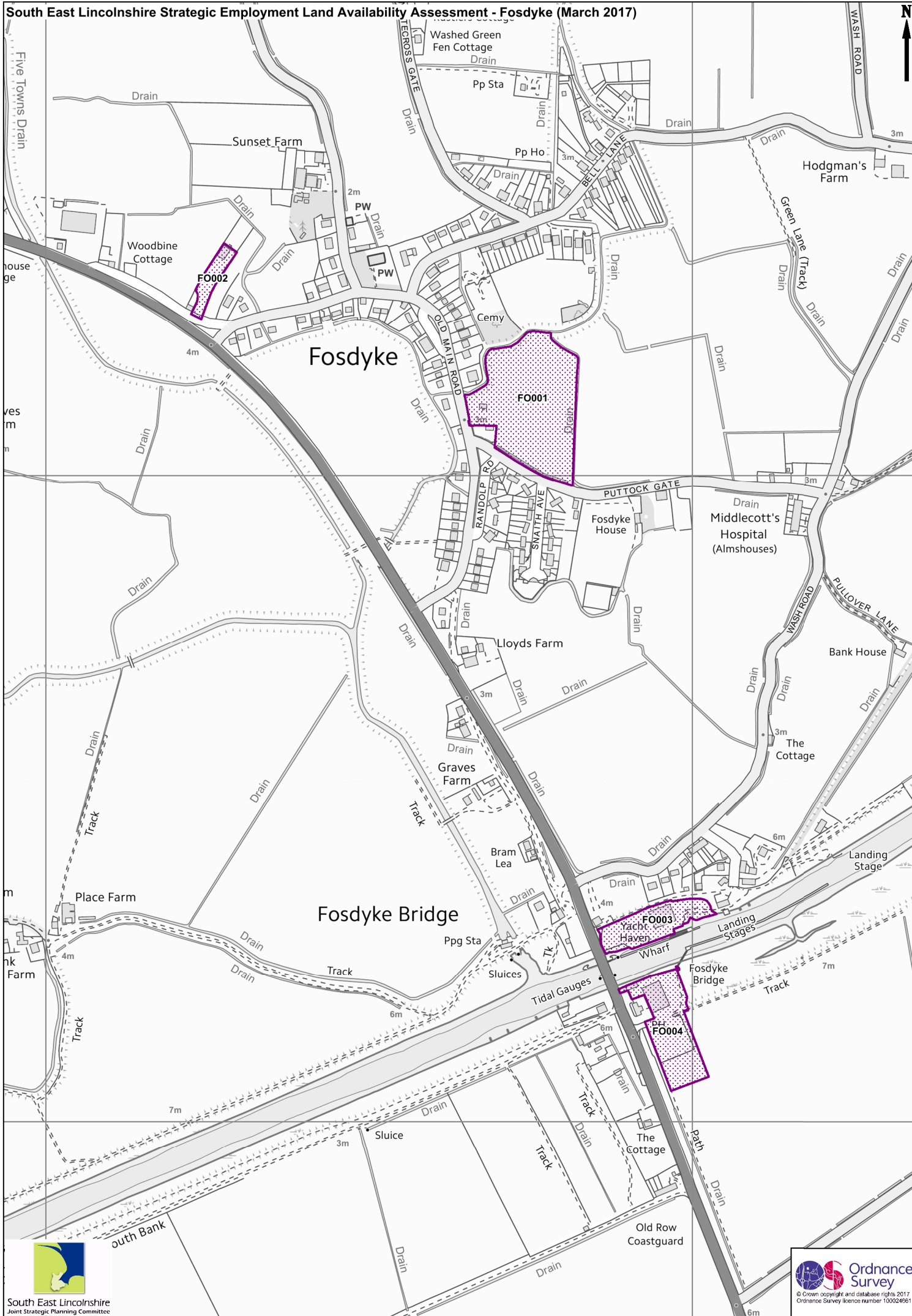


South East Lincolnshire Strategic Employment Land Availability Assessment - Fosdyke (March 2017)



Existing Employment Sites

Site Reference	FO002	Settlement	Fosdyke
Site Name	Cropley's Bus Depot	Site Area (Ha)	0.26
Address	Old Main Road	Current use	Sui generis, 1 unit
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	Unsuitable		
	Planning status	Commercial enterprise	
	Location	41m from Fosdyke 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 Old Main Road, a local road. The site is 71m from the A17, a major east-west route so vehicles would not need to pass residential areas of village centres.	
	Access for employees	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 285m of the site. The site is within 313m of the A17. The site is within 41m of the Fosdyke built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site, with a high profile adjacent to the A17 albeit within a village location. 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. Unmade space to park vehicles within the site. Mature trees/hedges exist on boundaries.	
	Market signals	An established employment site in a relatively prominent location. Actively managed. One occupier - Cropley's. 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. Limited opportunities exist for intensification in future.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1m

Existing Employment Sites

Site Reference	FO003	Settlement	Fosdyke Bridge
Site Name	Fosdyke Yacht Haven	Site Area (Ha)	0.76
Address	A17	Current use	B2, sui generis 1 unit
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	Unsuitable		
	Planning status	Allocation for port related development in BBC LP	
	Location	454m from Fosdyke 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	South Bank LWS is within 180m of the western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site has direct, unconstrained access onto the A17, a major east-west route so no need to pass residential areas or village centres.	
	Access for employees	Limited services, facilities and homes are potentially accessible by cycle (an off road cycle lane passes the site), but not by foot and public transport. The site adjoins the A17. The site is within 454m of the Fosdyke built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment allocation, with a high profile, with a 30m frontage to the A17, albeit in a secondary location. 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. Space to park vehicles within the site. Limited landscaping.	
	Market signals	An established employment allocation in a prominent location. One occupier - Fosdyke Yacht Haven. 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. Limited opportunities exist for intensification in future.	
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	FO004	Settlement	Fosdyke Bridge
Site Name	Main Road	Site Area (Ha)	1.15
Address	Main Road	Current use	B2, B8
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	Unsuitable		
	Planning status	Allocation for industrial development in BBC LP	
	Location	737m from Fosdyke development limits	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	South Bank LWS is within 180m of the western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site has direct, unconstrained access onto the A17, a major east-west route so no need to pass residential areas or village centres.	
	Access for employees	Few services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site adjoins the A17. The site is within 737m of the Fosdyke built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment allocation, with a high profile 127m frontage to the A17, albeit in a secondary location. Area is generally in reasonable condition.	
	Internal environment	There is space for turning and manoeuvring on site. Space to park vehicles within the site. Limited landscaping.	
	Market signals	An established employment allocation in a prominent location. One occupier - Fosdyke Yacht Haven. Actively managed. Vacant units have been marketed for some time indicating that the demand may not be there for employment use in this location.	
	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 in the southern part of the site in future.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Potential Employment Sites

Site Reference	FO001	Settlement	Fosdyke
Site Name	Land to the east of Old Main Road	Site Area (Ha)	2.78
Current use	B8, agriculture	Available land (ha)	2.78
Proposed employm	B1, B2, B8	Net available land (ha)	2.22
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	No pp or allocation		
Location	Partly within/partly adjacent to Fosdyke 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's development would have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into an area of countryside character.		
Highways	Unmade, direct access onto Old Main Road, a local road. The site is 313m from the A17, a major east-west route and vehicles 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	Limited services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 232m of the site. The site is within 313m of the A17. The site is partly within and partly adjacent to the Fosdyke built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	Low profile site within a predominantly village location. Site is in average condition. The site is partly within/ adjacent to Fosdyke built up area so would have access to limited amenities. Residential properties about 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 may need upgrading to accommodate development on site. Hedging/trees are evident on the boundaries. Space for manoeuvring/servicing & parking on site but may need to be revised to accommodate a specific use(s).		
Market signals	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. 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 low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 0.5-1.0m