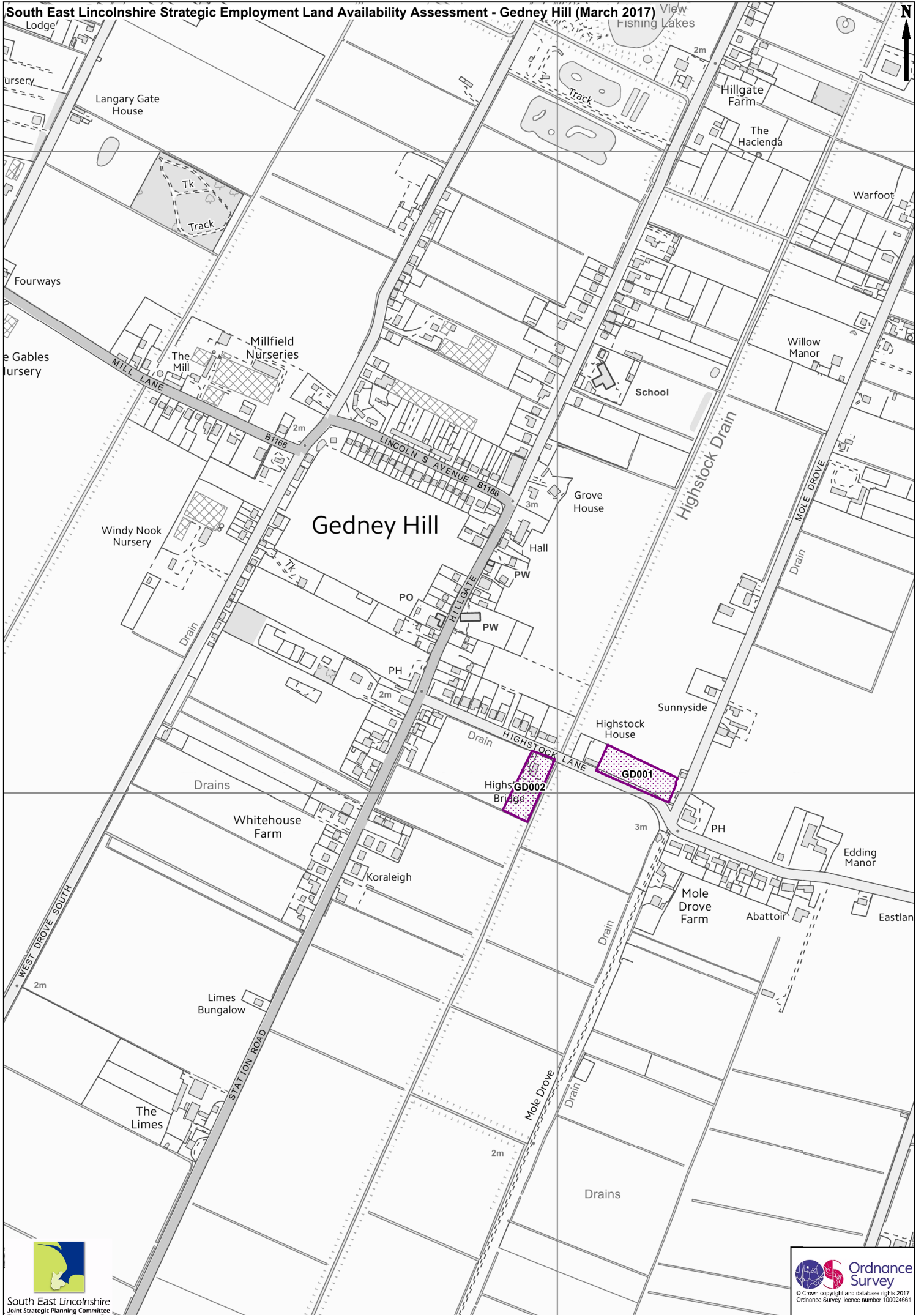


South East Lincolnshire Strategic Employment Land Availability Assessment - Gedney Hill (March 2017)



Potential Employment Sites

Site Reference	GD001	Settlement	Gedney Hill
Site Name	Land to the north of Highstock Lane	Site Area (Ha)	0.52
Current use	Vacant land	Available land (ha)	0.52
Proposed employm	B1, B2, B8	Net available land (ha)	0.41
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 low (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	65m from Gedney Hill settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to it being open Grade 1 land and bounded by hedgerows/hedgerow trees.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the village's built up area is largely confined to the western side of the Highstock Drain and development would extend the linearity of the settlement further into the countryside).		
Highways	Direct access would need to be provided onto Highstock Lane, a local road. The site is 8.9km from the A16, a major north-south route and vehicles would pass residential areas and the village centre.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the front of the site. The site is within 8.9km of the A16. The site is 65m from the Gedney Hill built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Low profile site. Site is in average condition. The site is 65m from Gedney Hill built up area so would have access to available amenities. Residential properties about the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure may need upgrading to accommodate development on site. Mature trees/hedging are evident on the boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	Low profile small scale site in a semi-rural 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 and surface water drainage would be required for new development. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	GD002	Settlement	Gedney Hill
Site Name	Land to the south of Highstock Lane	Site Area (Ha)	0.41
Current use	C3a	Available land (ha)	0.41
Proposed employm	B1, B2, B8	Net available land (ha)	0.36
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are also likely to be moderate (including site clearance costs). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	10m from Gedney Hill settlement boundary		
Site Characteristics	It is not agricultural land and is partly previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Unacceptable - the site's relationship to the existing village is unsatisfactory, with a large area of undeveloped land to its west separating it from the existing built up area.		
Highways	The site has direct access onto Highstock Lane, a local road. Access may need to be upgraded to accommodate an alternative use. The site is 8.8km from the A16, a major north-south route and vehicles would need to pass residential areas and village 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 by foot. Bus stops are 180m from the site. The site is within 8.8km of the A16. The site is 10m from Gedney Hill 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 countryside location. Site is in good condition. The site is 10m from Gedney Hill built up area so would have access to amenities. Residential properties are in close proximity to the site so could be affected by noise, odour & 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. Mature trees in the private garden. 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 rural 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, water and foul water improvements and flood mitigation 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	FZ3a, no hazard, no hazard