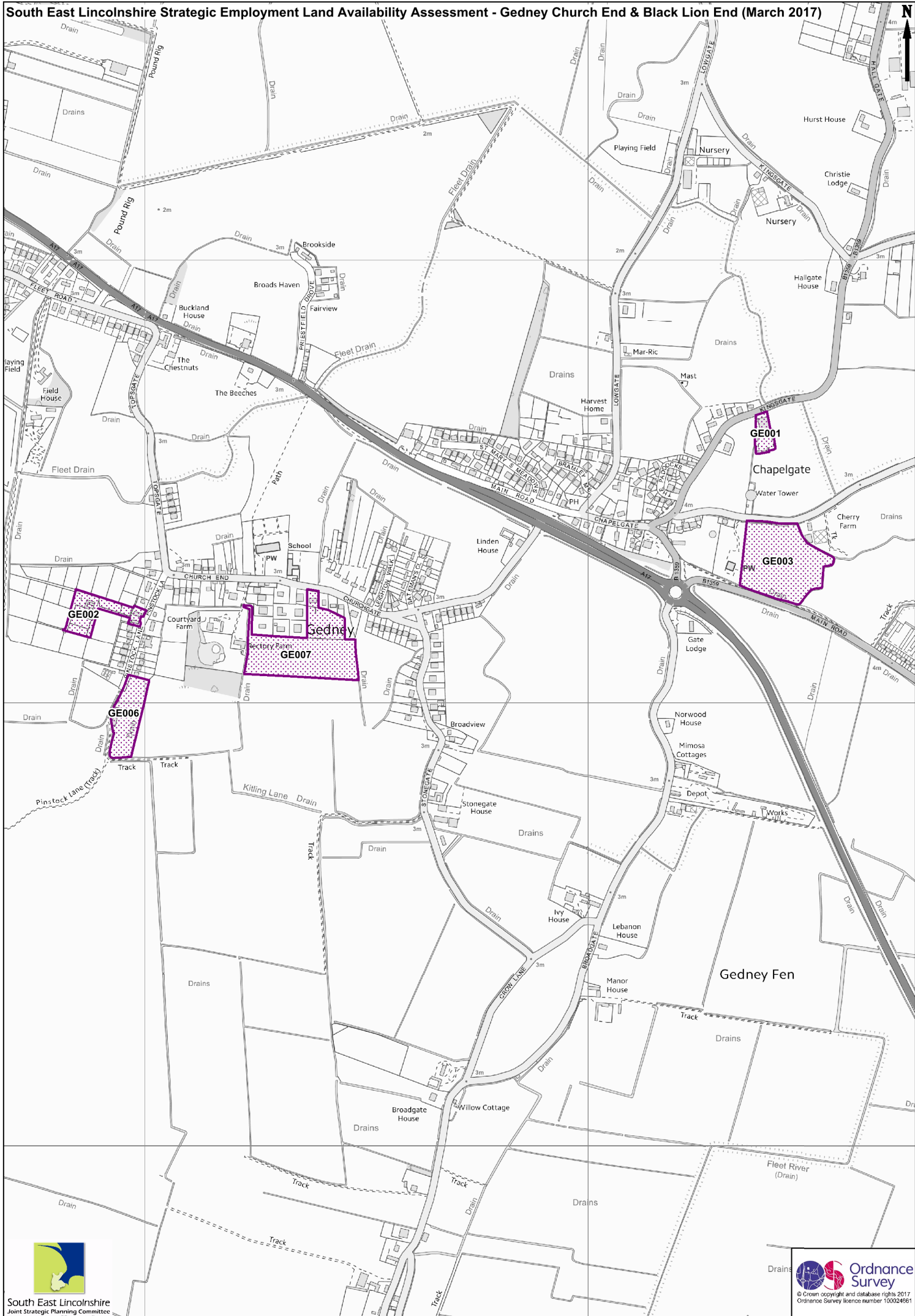


South East Lincolnshire Strategic Employment Land Availability Assessment - Gedney Church End & Black Lion End (March 2017)



Existing Employment Sites

Site Reference	GE002	Settlement	Gedney Church End
Site Name	Bautic Horse Livery	Site Area (Ha)	0.86
Address	Pinstock Lane	Current use	Sui generis 5 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	Unsuitable		
	Planning status	Existing commercial site	
	Location	Partly within and adjacent to Gedney settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by countryside use.	
	Environmental issues	Scrimshaws field and woodland LWS is within 50m of the eastern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Pinstock Lane, a narrow local road. The site is 892m from the A17, a major east-west route and vehicles would pass residential areas and the village centre. Unsuitable for larger vehicles.	
	Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot. Bus stops are within 400m of the site. The site is within 877m of the A17. The site is partly within and partly adjacent to Gedney Church End 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 village location. Residential properties are in close proximity to the site which could be affected by noise, odour and light levels.	
	Internal environment	Space for turning/manoeuvring on site. Some space for parking. Trees and planting at entrance.	
	Market signals	An established commercial enterprise in a village location. Actively managed. One occupier - Bautic. 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, no hazard, no hazard

Existing Employment Sites

Site Reference	GE001	Settlement	Gedney Black Lion End
Site Name	Jim Wright Engineers	Site Area (Ha)	0.32
Address	Kings Gate	Current use	B2 3 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	Unsuitable		
	Planning status	Existing employment site	
	Location	10m from Gedney Black Lion End 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 Kingsgate, a local road. The site is 499m from the A17, a major east-west route and vehicles would pass residential areas and the village centre.	
	Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot or public transport. The site is within 499m of the A17. The site is 10m from Gedney Black Lion 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. Residential properties are in close proximity to the site which could be affected by noise, odour and light levels.	
	Internal environment	Space for turning/manoeuvring on site, but turning for larger vehicles may be problematic. Unmade space for parking to the frontage. No landscaping evident.	
	Market signals	An established employment site in a village location. Actively managed. One occupier - Jim Wright. 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 in future potentially in the southern part of the site.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Potential Employment Sites

Site Reference	GE003	Settlement	Gedney
Site Name	Land to the north of Main Road	Site Area (Ha)	2.77
Current use	Agricultural land	Available land (ha)	2.77
Proposed employm	B1, B2, B8	Net available land (ha)	2.21
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, flood mitigation and 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		
Location	120m from Gedney Black Lion End settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to it being open, farmed Grade 1 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 village's built up area is largely confined to the western side of the the Chapelgate/A17 junction and development would create an intrusion into an area with countryside character).		
Highways	Access would need to be provided onto the Old Main Road, a good quality local road. The site is 121m from the A17, a major east-west route.		
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 adjoin the front of the site. The site is within 121m of the A17. The site is 120m from the Gedney Black Lion 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 good condition. The site is 120m from Gedney built up area so would have access to available amenities. Residential properties abut 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. It is anticipated that infrastructure may need upgrading/extending to accommodate development on site. Mature trees/hedging are evident on the boundaries. Space for manoeuvring/servicing and parking would need to be provided 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 most, 0.5m-1m

Site Reference	GE006	Settlement	Gedney
Site Name	Land to the east of Pinstock Lane	Site Area (Ha)	1.02
Current use	B2, B8, paddocks	Available land (ha)	1.02
Proposed employm	B1, B2, B8	Net available land (ha)	0.81
Availability	There are no known legal or ownership problems. The site is owned by three individuals, but they are all represented by a s		
Achievability	Low achievability. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including access, utilities and flood mitigation costs). This may mean that employment development in this location is unachievable. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	Adjacent to Gedney Church End settlement boundary		
Site Characteristics	The site has some amenity value owing to it being partly open Grade 1 land. A small 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 - its development would have adverse impacts upon the character and appearance of the area - its development would create a significant visual intrusion into the countryside.		
Highways	The site is currently served by an unmade track and even the metalled parts of Pinstock Lane are relatively narrow. Consequently the site's development may create or exacerbate traffic problems. The site is 1km 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	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is within 1km of the A17. The site is adjacent to Gedney 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 in a predominantly countryside location. Site is in good condition. The site is adjacent to Gedney built up area so would have access to limited 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 to accommodate development on site. Trees/hedges evident on boundaries. Space for manoeuvring/servicing & 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	Significant upfront investment would be required to achieve an access solution. Utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be significantly upgraded 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, low hazard, 0-0.25m

Site Reference	GE007	Settlement	Gedney
Site Name	Land to the south of Churchgate	Site Area (Ha)	2.92
Current use	Agricultural land, unused land	Available land (ha)	2.92
Proposed employm	B1, B2, B8	Net available land (ha)	2.33
Availability	The site is in two ownerships, only one owner indicates that their land is available for development.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are likely to be moderate (including flood mitigation & 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 Gedney Church End settlement boundary		
Site Characteristics	The site has some amenity value owing to it being partly open, farmed Grade 1 land. A small part of the site is unused.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	A Grade I listed building is within 110m of the northern boundary of the site although is separated in the main by depth residential properties. It is considered that through careful design impacts upon heritage could be mitigated.		
Character	Unacceptable - development would have adverse impacts upon the character and appearance of the area, and would extend the built form of the settlement south into an area of countryside character.		
Highways	If Carric Lodge were demolished it would provide an opening to accommodate a new junction. The site is 585m from the A17, a major east-west route, vehicles would need to 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	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is within 1km of the A17. The site is partly within/adjacent to Gedney 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 is in good condition. The site is partly within/partly adjacent to Gedney built up area so would have access to limited 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. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees on all boundaries except the south. 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 vilage location. 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, low hazard, 0-0.25m