

# South East Lincolnshire Strategic Employment Land Availability Assessment - Gosberton Risegate & Clough (March 2017)



# Existing Employment Sites

<b>Site Reference</b>	GR001	<b>Settlement</b>	Gosberton Risegate/Clough
<b>Site Name</b>	Marshall Welding & Design	<b>Site Area (Ha)</b>	0.12
<b>Address</b>	Risegate Road	<b>Current use</b>	B2 3 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	Partly within, partly adjacent to Gosberton Risegate/Clough settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	Risegate Eau LWS is within 10m of the northern boundary.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Risegate Road, a local road. The site is 6.6km from the A16, a major north-south route and vehicles will pass residential areas and the village centre.	
	<b>Access for employees</b>	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 217m of the site. The site is within 7km of the A16. The site is within the Gosberton Risegate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile in a village location. Area is generally in average condition. The site lies to the rear of residential properties which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Limited space for turning, manoeuvring and parking on site. Access and parking is unmade. Mature trees and hedges are evident on some boundaries.	
	<b>Market signals</b>	An established small scale employment site in a village location. Actively managed. The site appears to be occupied but in poor condition.	
	<b>Development opportunities</b>	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, potentially in the south of the site.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	GR002	<b>Settlement</b>	Gosberton Risegate/Clough
<b>Site Name</b>	Healey & Dobney	<b>Site Area (Ha)</b>	1
<b>Address</b>	Risegate Road	<b>Current use</b>	B2, B8 8 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	Partly within, partly adjacent to Gosberton Risegate/Clough settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	Risegate Eau LWS is within 10m of the northern boundary.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Risegate Road, a local road. The site is 7km from the A16, a major north-south route and vehicles will pass residential areas and the village centre.	
	<b>Access for employees</b>	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are adjacent to the site. The site is within 7km of the A16. The site is within the Gosberton Risegate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile in a village location. Area is generally in average condition. The site lies to the rear of residential properties which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Unmade space for parking within the site. Mature trees and hedges are evident on some boundaries.	
	<b>Market signals</b>	An established local employment site. Actively managed. All of the site appears to be occupied but is in average condition.	
	<b>Development opportunities</b>	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.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	GR003	<b>Settlement</b>	Gosberton Risegate/Clough
<b>Site Name</b>	Lambert's Transport/Europa Tyres	<b>Site Area (Ha)</b>	0.68
<b>Address</b>	Clough Road	<b>Current use</b>	B2, B8 sui generis, approx 15 unit
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site H08-1136-16 Expansion to storage facilities	
	<b>Location</b>	Within Gosberton Risegate settlement boundary	
	<b>Site Characteristics</b>	The site has some amenity value owing to part being open grade 1 land and bounded in places by trees. Part of the site is previously developed.	
	<b>Environmental issues</b>	Risegate Eau LWS is within 10m of the northern boundary.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Clough Road, a local road. The site is 7.5km from the A16, a major north-south route and vehicles will pass residential areas and the village centre.	
	<b>Access for employees</b>	Limited services, facilities and homes are potentially accessible by cycle and by foot but nit by public transport. The site is within 7.5km of the A16. The site is within the Gosberton Risegate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile in a village location. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature hedges bound the site, landscaping at entrance.	
	<b>Market signals</b>	An established local employment site. Actively managed. Two occupiers - Lamberts Transport and Europa Tyres. No vacant units. Evidence of recent investment and planning permissions indicates demand for employment uses in this location.	
	<b>Development opportunities</b>	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.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	GR004	<b>Settlement</b>	Gosberton Risegate/Clough
<b>Site Name</b>	Land to the south of Risegate Road	<b>Site Area (Ha)</b>	0.23
<b>Address</b>	Risegate Road	<b>Current use</b>	B2, sui generis 6 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	Within Gosberton Risegate settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	<b>Environmental issues</b>	Risegate Eau LWS is within 10m of the northern boundary.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Risegate Road, a local road. The site is 6.8km from the A16, a major north-south route and vehicles will pass residential areas and the village centre.	
	<b>Access for employees</b>	Limited services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 219m of the site. The site is within 6.8km of the A16. The site is partly within and partly adjacent to the Gosberton Risegate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile in a village location. Area is generally in poor condition. The site abuts residential properties which could be affected by noise, odour and light levels. The site is adjacent to a railway line, which may impact on the amenity of occupiers.	
	<b>Internal environment</b>	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature tree at entrance and provide buffer to railway line along western boundary.	
	<b>Market signals</b>	An established small scale employment site in a village location. Actively managed. The site appears to be occupied but in poor condition.	
	<b>Development opportunities</b>	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, potentially in the south of the site.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ1, no hazard, no hazard

# Potential Employment Sites

Site Reference	GR005	Settlement	Gosberton Risegate/Clough
Site Name	Land to the north of Siltside	Site Area (Ha)	0.58
Current use	Agriculture	Available land (ha)	0.58
Proposed employm	B1, B2, B8	Net available land (ha)	0.46
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). 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	Within 25m of the Gosberton Risegate 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 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 southern side of Risegate Eau Drain and development would create an unacceptable impact onto the countryside).		
Highways	Access would need to be made onto Siltside, a narrow local road, which may be unsuitable for larger vehicles. The site is 8.5km from the A16, a major north-south route, and vehicles will 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, but not by foot, as the footway does not extend to the site. Bus stops are within 50m of the site. The site is within 8.5km of the A16. The site is within 25m of the Gosberton Risegate built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	Low profile site. Site is in good condition. The site is 25m from Gosberton Risegate 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/extending to accommodate development on site. Some 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 small scale site in a village location. No critical mass of employment uses. Not actively marketed.		
Development opportunities	Upfront investment would be required to achieve an 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, no hazard, no hazard