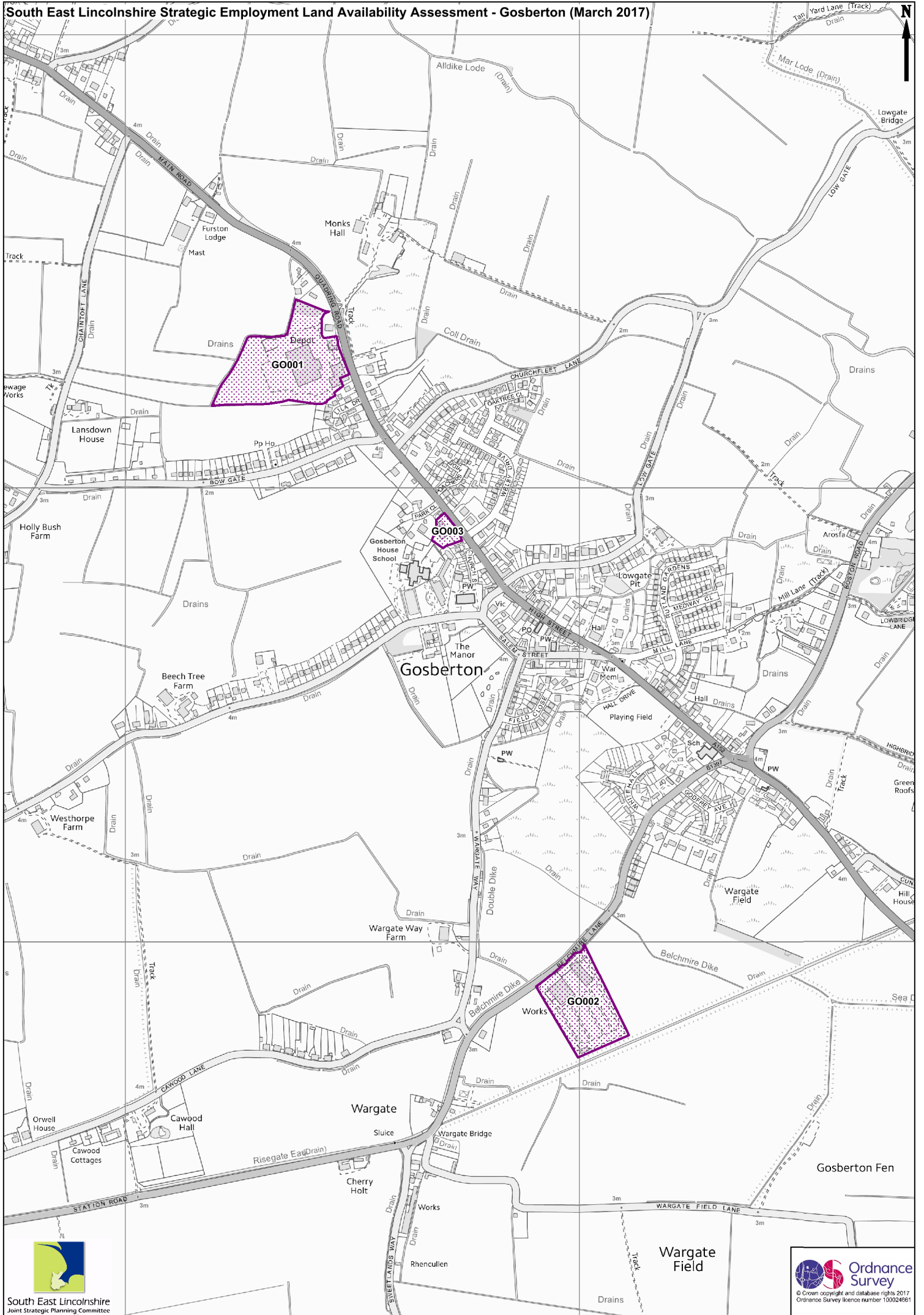


South East Lincolnshire Strategic Employment Land Availability Assessment - Gosberton (March 2017)



Existing Employment Sites

Site Reference	GO001	Settlement	Gosberton
Site Name	Plastosac	Site Area (Ha)	4.06
Address	Quadring Road	Current use	B2, B8, 3 units
Availability	There are no known legal or ownership issues.		
Achievability	Promotion of the site through the SHLAA indicates that the site may not be available for employment use in the long term.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	Within Gosberton settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being open grade 1 land and bounded in places by trees. Although the site would extend Gosberton west it is considered that development on this scale offers opportunities to mitigate such impacts effectively.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	The site wraps a Grade II Listed Building on its eastern boundary & comprises its wider setting. It is brownfield 'unsympathetic' development -significant enhancement opportunity to improve the setting of the asset informed by a Heritage Impact Assessment. Views out should be taken into account in layout & landscaping as well as siting of development on Quadring Road frontage.	
	Highways	Direct access to the A152. The site is 5km from the A52, a major east-west route, and vehicles will need to pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 190m of the site. The site is within 5km of the A52. The site is within the Gosberton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site, with a reasonable profile locally adjacent to the A152, albeit in a secondary location. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Dedicated parking on site. Mature trees and hedges are on the northern and southern boundaries buffering sensitive uses. Landscape bunds exist to the rear of the site.	
	Market signals	An established employment site with a good profile locally. Actively managed. One national occupier - Plastosac. No vacant units.	
	Development opportunities	No known constraints that could render intensification/redevelopment for employment use unviable, as infrastructure and highways provided to the site. Significant opportunities exist for intensification/redevelopment in the north & western parts of the site. Redevelopment should be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	GO002	Settlement	Gosberton
Site Name	Morris Machinery	Site Area (Ha)	2.61
Address	Belchmire Lane	Current use	B1, 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	Suitable		
	Planning status	No pp or allocation	
	Location	135m from Gosberton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied partly by an employment site, with vacant land to the rear.	
	Environmental issues	Risegate Eau LWS is within 10m of the southern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Belchmire Lane, a local road. The site is 4.5km from the A16, a major north-south route with vehicles passing 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 within 4.5km of the A52. The site is within 135m of the Gosberton built-up area (settlement boundary). The site has the 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. No residential properties are in close proximity to the site.	
	Internal environment	Space for turning/manoeuvring on site. Dedicated parking to frontage. Landscaping along frontage, site fenced with mature trees providing boundaries.	
	Market signals	An established employment site in a predominantly rural location. Actively managed. One occupier - Morris Machinery. No vacant units. Evidence of recent investment indicates demand for employment uses 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 on the site.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	GO003	Settlement	Gosberton
Site Name	Prince Build	Site Area (Ha)	0.29
Address	High Street	Current use	B8, 2 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	Suitable		
Planning status	Existing employment site		
Location	Within Gosberton settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied partly by an employment site.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	The site is within Gosberton Conservation Area. Any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the adjacent conservation area.		
Highways	Direct access onto the A152, a good quality local road. The site is 4.8km from the A16, a major north-south route, and vehicles will pass residential areas and the village centre.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 132m of the site. The site is within 4.8km of the A52. The site is within the Gosberton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	An established employment site, with a reasonable profile locally. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.		
Internal environment	Space for turning/manoeuvring on site. Dedicated parking to frontage. No landscaping evident.		
Market signals	An established local employment site with a good profile locally. Actively managed. One occupier - Prince Build. No vacant units. Evidence of recent investment indicates demand for employment uses 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. Limited opportunities exist for intensification on the site.		
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard