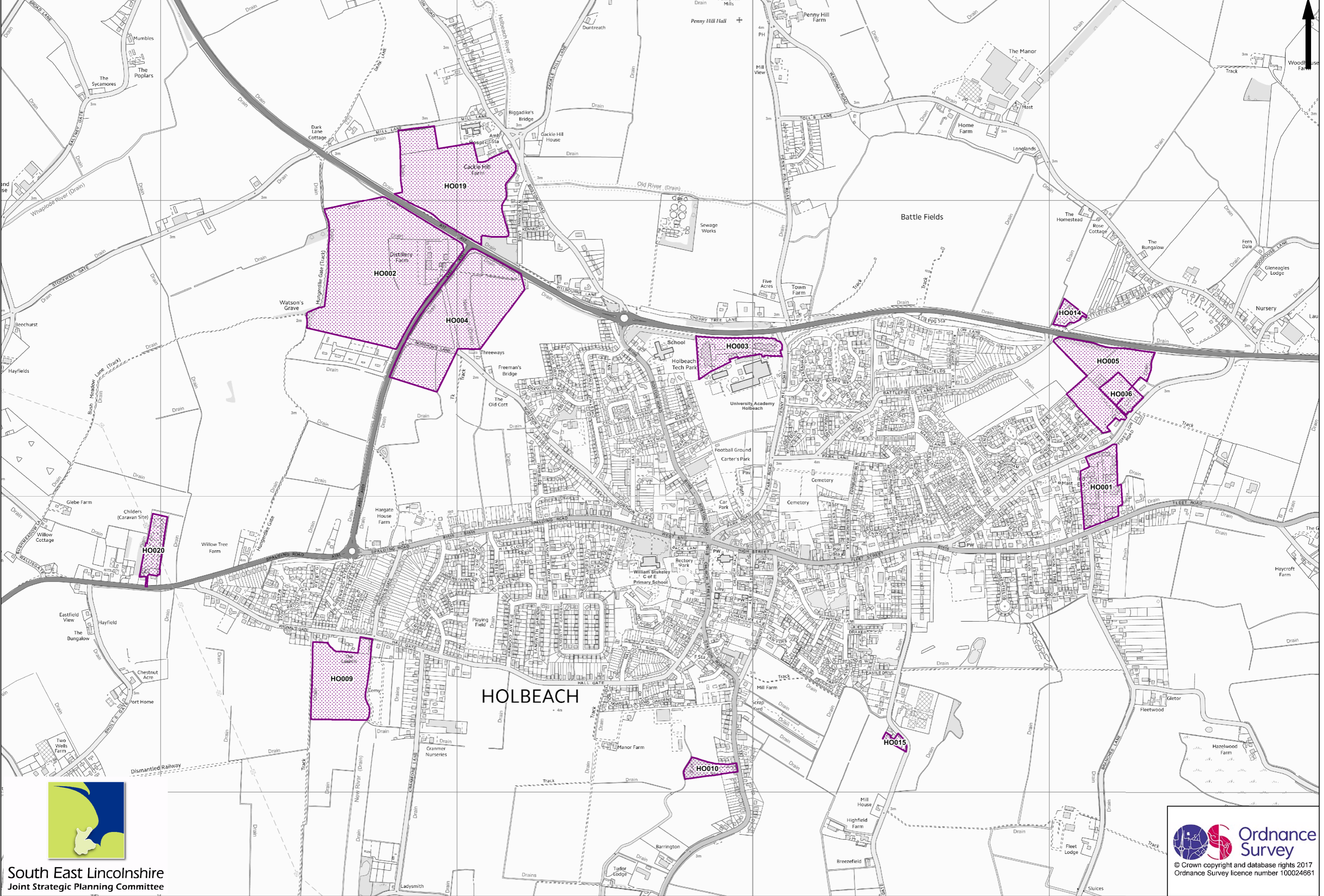
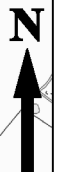


South East Lincolnshire Strategic Employment Land Availability Assessment - Holbeach (March 2017)



Existing Employment Sites

Site Reference	HO001	Settlement	Holbeach
Site Name	Fleet Road Industrial Estate	Site Area (Ha)	2.92
Address	Fleet Road	Current use	A1, B1, B2, B8, D1, sui generis 35 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from occupiers finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of their operation.		
Suitability	Suitable		
	Planning status	Existing employment site H05-0437-14 Workshop/warehouse extension approved	
	Location	Within Holbeach 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	Unconstrained dedicated spine road provides access onto Fleet Road, a good local road. Each plot has access onto the spine road. The site is 1.8km from the A17, a major east-west route and vehicles would pass through residential areas and town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 116m of the site. The site is within 1.8km of the A17. The site is within Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A well-established employment site, with a good profile locally with a 125m frontage to Fleet Road, within a predominantly residential area. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring within each plot. Space to park within each plot but this can overflow - evidence of on-street parking. Some trees and hedges provide greenery on site. Mature hedges provide buffers to adjoining sensitive uses.	
	Market signals	An established employment site with a good mass of B-Class development and ancillary employment generating uses. Accommodates a good mix of large, medium and small sized businesses. Site actively managed and marketed. Signs of recent investment and planning permissions indicate demand for employment use in this location. Low vacancy levels.	
	Development opportunities	No known constraints that could render intensification or redevelopment of units for employment use unviable, as infrastructure and highways provided to the site.	
Developable	Developable	Flood risk	FZ3a, low hazard, 0.25-0.50m

Site Reference	HO014	Settlement	Holbeach
Site Name	Sweepstones	Site Area (Ha)	0.55
Address	Battlefields Lane North	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	Suitable		
	Planning status	Existing employment site	
	Location	67m from Holbeach settlement boundary	
	Site Characteristics	The site is previously developed. The site has some amenity value being well treed 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	Dedicated access onto Battlefields Lane North, a local road. The site is adjacent to the A17, a major east-west route, but the junction is 700m from the site so would pass through residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 700m of the A17. The site is within 67m of Holbeach built-up area (settlement boundary) but is severed by the A17. The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site, adjacent to the A17, albeit in a countryside 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	Space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Depth mature trees provide landscaping on all boundaries and provide buffer to A17 and sensitive uses.	
	Market signals	An established small scale employment site in a predominantly countryside location. Actively managed. One occupier - Sweepstones. 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.	
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	HO015	Settlement	Holbeach
Site Name	Brian Eyres Roofing Supplies	Site Area (Ha)	0.23
Address	Dam Gate	Current use	B1, 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	50m from Holbeach 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	Dedicated, direct access onto Dam Gate, a local road. The site is 1.9km from the A17, a major east-west route, and vehicles would pass through residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 1.9km of the A17. The site is within 50m of Holbeach 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. 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.	
	Internal environment	Space for turning and manoeuvring on site. Unmade space to park vehicles within the site. No landscaping evident.	
	Market signals	An established small scale employment site in a predominantly countryside location. Actively managed. One occupier - Brian Eyres. 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.	
Developable	Developable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	HO020	Settlement	Holbeach
Site Name	Childers Caravans	Site Area (Ha)	1.2
Address	Main Road	Current use	B8, 6 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	135m from Holbeach settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has lies to the rear of residential properties, and is a caravan storage area.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto the A151 but passes between residential properties. The site is 1.8km from the A17, a major east-west route. No need to 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 165m of the site. The site is within 1.8km of the A17. The site is within 135m of Holbeach 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 to the rear of residential properties. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Some parking on site. Mature trees and hedges form boundaries.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - Childers.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.5m

Potential Employment Sites

Site Reference	HO002	Settlement	Holbeach
Site Name	Holbeach Food Enterprise Zone	Site Area (Ha)	17
Current use	B2, B8, Agricultural	Available land (ha)	16.00
Proposed employm	B1, B2, B8, D1	Net available land (ha)	13.6
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for mixed use. Values are likely to be moderate & opening-up costs likely to be high (including access, utilities, flood mitigation) feasibility study will identify utilities constraints. Funding options are being assessed. If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	H09-0771-16 Centre of Excellence in Agri Food approved		
Location	25m from Holbeach settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the majority being open, farmed Grade 1 land, with a small part being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Development will extend the site into the countryside which will inevitably have an adverse impact upon the character and appearance of the area. However development on this scale offers opportunities to mitigate such impacts.		
Highways	A new roundabout from the A151 to the site & highways improvements at the A151/A17 junction is expected to commence May 2017, funded by the GLEP, LCC & developer contributions. A new spine road will be required with access to each plot. The site is adjacent to the A151, within 369m of the A17, a major east-west route - no need to pass residential areas or the town centre.		
Infrastructure	It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot/public transport. The scale of development on this site with the adjoining SUE offers opportunities for new cycle/footpaths & an extended bus service. The site is within 369m of the A17. The site is within 25m of Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	High profile site with a 334m frontage to the A17. Site in good condition. The site is within 25m of Holbeach built-up area so would have access to amenities. Residential properties could be affected by noise, odour and light - impact would depend on use. Adverse impacts from the A17/A151 could be mitigated.		
Internal environment	A large relatively flat site. It is anticipated that infrastructure will need significantly upgrading to accommodate development on site. Mature trees/ planting on boundaries & field boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A proposed enterprise zone, in a high profile location with a 334m frontage to the A17. A strategic scale, capable of accommodating a good critical mass of B-Class development to support the consented educational use. An LDO would enable pp to be granted and/or development to take place quicker which could prove attractive to the market. Partners include GLEP, LCC, SHDC.		
Development opportunities	Significant upfront investment required including: access (funding in place/ mechanisms identified to secure it), utilities (electricity, water & foul water, surface water drainage & flood mitigation, but a site of this size has the ability to mitigate its impacts. The market potential for development of this site for employment use in this location is considered to be high with the University of Lincoln as an anchor.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	HO003	Settlement	Holbeach
Site Name	Holbeach Technology Campus, Penny Hill Road	Site Area (Ha)	2.27
Current use	B1, D1	Available land (ha)	0.63
Proposed employm	B1, B2, B8, D1	Net available land (ha)	0.56
Availability	There are no known legal or ownership issues.		
Achievability	Moderate achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be low (including utilities). If it is allocated there is a moderate prospect that it would be redeveloped starting 2017-2021.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	Within Holbeach settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable		
Highways	An unconstrained dedicated spine road provides access onto Penny Hill Road. Each plot takes access from the spine road. The junction with the A17, a major east-west route, is 75m from the site so vehicles do not pass residential areas or the town 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 and by foot. A dedicated cyclepath runs along the northern boundary. Bus stops are within 150m of the site. The site is within 75m of the A17. The site is within Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site separated from the A17 by landscaping and foot/cyclepath. Site is in good condition. The site is within Holbeach built-up area so would have good access to amenities. Schools 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 narrow, relatively rectangular flat site. Infrastructure will need upgrading to accommodate development. Mature tree belts on north, west & east boundaries. One of the vacant plots is a car park, on street parking evident. Space for manoeuvring/servicing & parking would need to be provided - must consider loss of the informal parking.		
Market signals	An established site. The site is capable of accommodating a good mix of employment uses. The available land has been vacant for some time and is not marketed indicating demand may not exist for additional uses in this location. Actively managed.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the site. Utilities, water & foul water, surface water drainage & flood mitigation would be required. The market potential for development of this site for employment is moderate - the size of each plot is relatively small and is unlikely to be attractive.		
Developable	Developable	Flood risk	FZ3a, low hazard, 0.25-0.50m

Site Reference	HO004	Settlement	Holbeach
Site Name	Land to the east of Welbourne Lane south	Site Area (Ha)	10.23
Current use	Agriculture	Available land (ha)	10.23
Proposed employm	B1, B2, B8	Net available land (ha)	8.18
Availability	PP for housing subject to s106 agreement; it is considered that development would only take place for that use.		
Achievability	Planning permission for residential use indicates that the site is not considered to be a viable employment use.		
Suitability	Unsuitable		
Planning status	Existing mixed use allocation, PP subject to s106 for housing		
Location	Within Holbeach 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	A Grade II listed building close to the eastern boundary. The impact will extend the urbanisation of the frontage on both sides of Northons Lane, subsuming the listed building. The existing housing on Northons Lane has impacted on the rural setting, the scale of the site removes the historic setting. A wide buffer would preserve some of the setting but would not protect the characteristic openness. Mitigation would be limited in its effectiveness. No major archaeological issues.		
Character	Development will extend the built form of Holbeach west into the countryside which will inevitably have an adverse impact upon the character and appearance of the area. However development on this scale offers opportunities to mitigate such impacts.		
Highways	A new access and spine road would need to be provided onto the A151. The site is 400m from the A17, a major east-west route and vehicles would not pass residential areas or the town centre.		
Infrastructure	The development of the south eastern part of the site would involve the loss of open space.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot/public transport- the scale of development would offer the opportunity to provide new cycle/footpaths & an extended bus service. The site is within 400m of the A17. The site is within the Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	High profile site with a 187m frontage to the A17. Site in good condition. The site is within the Holbeach built-up area so would have good access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use. Adverse impact from the A17 and A151 could be mitigated.		
Internal environment	A large relatively flat rectangular shaped site. It is anticipated that infrastructure will need significantly upgrading to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	An employment allocation, part of a larger mixed use allocation, in a high profile location, with a 187m frontage to the A17. A strategic scale, capable of accommodating a critical mass of B-Class development. Despite being allocated for employment since 2006 the site has been unattractive to the market. The site has outline PP for housing subject to a s106 agreement.		
Development opportunities	The site has planning permission for residential use subject to a s106 agreement; it is considered that development would only take place for that use.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	HO005	Settlement	Holbeach
Site Name	Land to the east of Balmoral Way	Site Area (Ha)	5.44
Current use	B1, B2, B8, agricultural land	Available land (ha)	5.44
Proposed employm	B1, B2, B8	Net available land (ha)	4.35
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 starting 2022-2036.		
Suitability	Suitable		
Planning status	PA H09-0288-15 for 48 dwellings on part of site		
Location	Within Holbeach settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the majority being open, farmed Grade 1 land, with a small part being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Development will extend the site into the countryside which will inevitably have an adverse impact upon the character and appearance of the area. However development on this scale offers opportunities to mitigate such impacts - its redevelopment may generate environmental benefits		
Highways	Direct unmade access onto Foxes Low Road, may need upgrading to accommodate employment uses. The site is 430m from the A17, a major east-west route and vehicles do not need to pass residential areas or the town 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 and by foot. Bus stops are within 864m of the site. The site is within 430m of the A17. The site is within Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site located within a predominantly residential area. Site in mixed condition. The site is within Holbeach built-up area so would have good access to amenities. Residential properties could be affected by noise, odour & light. Adverse impacts upon the A17 could be mitigated.		
Internal environment	A large, relatively flat irregular shaped site. Infrastructure will need upgrading to accommodate development. A mature tree belt & trees on boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s) .		
Market signals	An established employment site, in a low profile location. Capable of accommodating a good mix of employment uses. The buildings have been vacant for some time, are not marketed indicating demand may not exist for employment in this location. Actively managed for agriculture. No critical mass of employment uses. A planning application pending or residential use		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation 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	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	HO006	Settlement	Holbeach
Site Name	Land to the north-west of Foxes Low Road	Site Area (Ha)	1.06
Current use	B1, B2, B8, pasture	Available land (ha)	1.06
Proposed employm	B1, B2, B8	Net available land (ha)	0.84
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, flood mitigation). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	Within Holbeach settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to part being Grade 1 land, and part being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	The site is a small part of HO005 so should it come forward as part of that site then impacts upon character would be acceptable.		
Highways	Direct unmade, poor quality access onto Foxes Low Road, would need upgrading to accommodate employment uses. The site is 346m from the A17, a major east-west route and vehicles would not need to pass residential areas or the town 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 and by foot. Bus stops are within 900m of the site. The site is within 346m of the A17. The site is within Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site. Site in mixed condition. The site is within Holbeach built-up area so would have good access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the proposed use. Adverse impacts from the A17 could be mitigated.		
Internal environment	A small, relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature trees are evident on most boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s) .		
Market signals	A former employment site, in a low profile location. The site is capable of accommodating a mix of employment uses. The buildings have been vacant for some time and are not marketed indicating demand may not exist for additional uses in this location. Actively managed. No critical mass of employment uses.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation 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	Developable	Flood risk	FZ3a, no hazard, 1-2m

Site Reference	HO009	Settlement	Holbeach
Site Name	Land to the south of Wignals Gate	Site Area (Ha)	4.77
Current use	Agriculture and electrical plant	Available land (ha)	4.77
Proposed employm	B1, B2, B8	Net available land (ha)	3.81
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	No pp or allocation		
Location	Partly within and adjacent to Holbeach settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the majority being open, farmed Grade 1 land, with a small 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 lies behind a row of residential properties and has open boundaries on three sides - a change of use would materially alter the character and appearance of the area.		
Highways	Access would need to be provided onto Wignals Gate, a local road but would pass between residential properties. The site is 1.8km from the A17, a major east-west route and would require vehicles passing 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. It is anticipated that the electricity plant would need to be retained.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 664m of the site. The site is within 1.8km of the A17. The site is partly within and partly adjacent to the Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site located to the rear of residential properties. Site in mixed condition. The site is mostly adjacent to Holbeach built-up area so would have some access to 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 large, relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s) .		
Market signals	Mostly agricultural land in a low profile location to the rear of residential properties. The site is capable of accommodating a good mix of employment uses. Actively farmed. No critical mass of employment uses nearby.		
Development opportunities	Upfront investment required to secure access and utilities improvements. Surface water drainage and flood mitigation 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

Site Reference	HO010	Settlement	Holbeach
Site Name	Land to the west of Fen Road	Site Area (Ha)	0.79
Current use	C3, C3a	Available land (ha)	0.79
Proposed employm	B1, B2, B8	Net available land (ha)	0.63
Availability	The site has planning permission for residential use; it is considered that development would only take place for that use.		
Achievability	The site has planning permission for residential use; it is considered that development would only take place for that use.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use H09-1196-16 for residential development		
Location	Within Holbeach settlement boundary		
Site Characteristics	The site is previously developed and 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	The site is behind frontage development and adjoins a strategic housing commitment so redevelopment would not materially alter the character and appearance of the area.		
Highways	Dedicated, narrow access onto Fen Gate, a local road, which passes between residential properties which may be problematic for larger vehicles. The site is 1.6km from the A17, a major east-west route, so vehicles would pass through residential areas and the town 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 and by foot. Bus stops are within 766m of the site. The site is within 1.6m of the A17. The site is within the Holbeach built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Low profile site located to the rear of residential properties. Site is in good condition. The site is within Holbeach built-up area so would have good access to 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 small, relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. The boundaries of the site are well-treed. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s) .		
Market signals	An existing commercial enterprise and dwelling, in a low profile location to the rear of residential properties. The site is not capable of accommodating a mix of employment uses. Actively managed. No mass of employment uses nearby.		
Development opportunities	The site has planning permission for residential use; it is considered that development would only take place for that use.		
Developable	Undevelopable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	HO019	Settlement	Holbeach
Site Name	Land to the west of Welbourn Lane North	Site Area (Ha)	10.01
Current use	Agricultural land	Available land (ha)	10.01
Proposed employm	B1, B2, B8	Net available land (ha)	8.00
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be high (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	369m from Holbeach settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the site 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 town's built up area is largely confined to the southern side of the A17) and would create an intrusion into an area with countryside character.		
Highways	Access would need to be provided; no provision has been made onto the A17, (through the consented Peppermint Junction scheme). Alternatively access would be required onto Welbourn Lane North, a local road. The site adjoins the A17, a major east-west route and vehicles would not need to pass residential areas or town 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 not by foot/public transport but the scale of development offers the opportunity to provide new cycle/footpath. The site is within 1.6m of the A17. The site is severed from the Holbeach built-up area (settlement boundary) by the A17 so the site has limited potential to be accessible by a range of employees.		
External environment	High profile site with a 344m frontage to the A17. Site in good condition. The site is severed by the A17 from Holbeach so would have more limited access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the proposed use. Adverse impacts from the A17 could be mitigated.		
Internal environment	A large, relatively flat irregular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Trees and hedges exist on the southern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s) .		
Market signals	High profile site in a village location. Site is capable of accommodating a good mix of employment uses. Not actively marketed. The strategic HO002 to the south is being actively managed, will benefit from strategic highways improvements and has the University of Lincoln as an anchor it is unlikely that a second strategic site, with no promoters & lacking financial investment will prove attractive to the market		
Development opportunities	Significant upfront investment would be required for access, utilities (including electricity), water and foul water improvements, surface water drainage and flood mitigation, which without additional funding is likely to be a barrier to 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, 0.5-1.0m