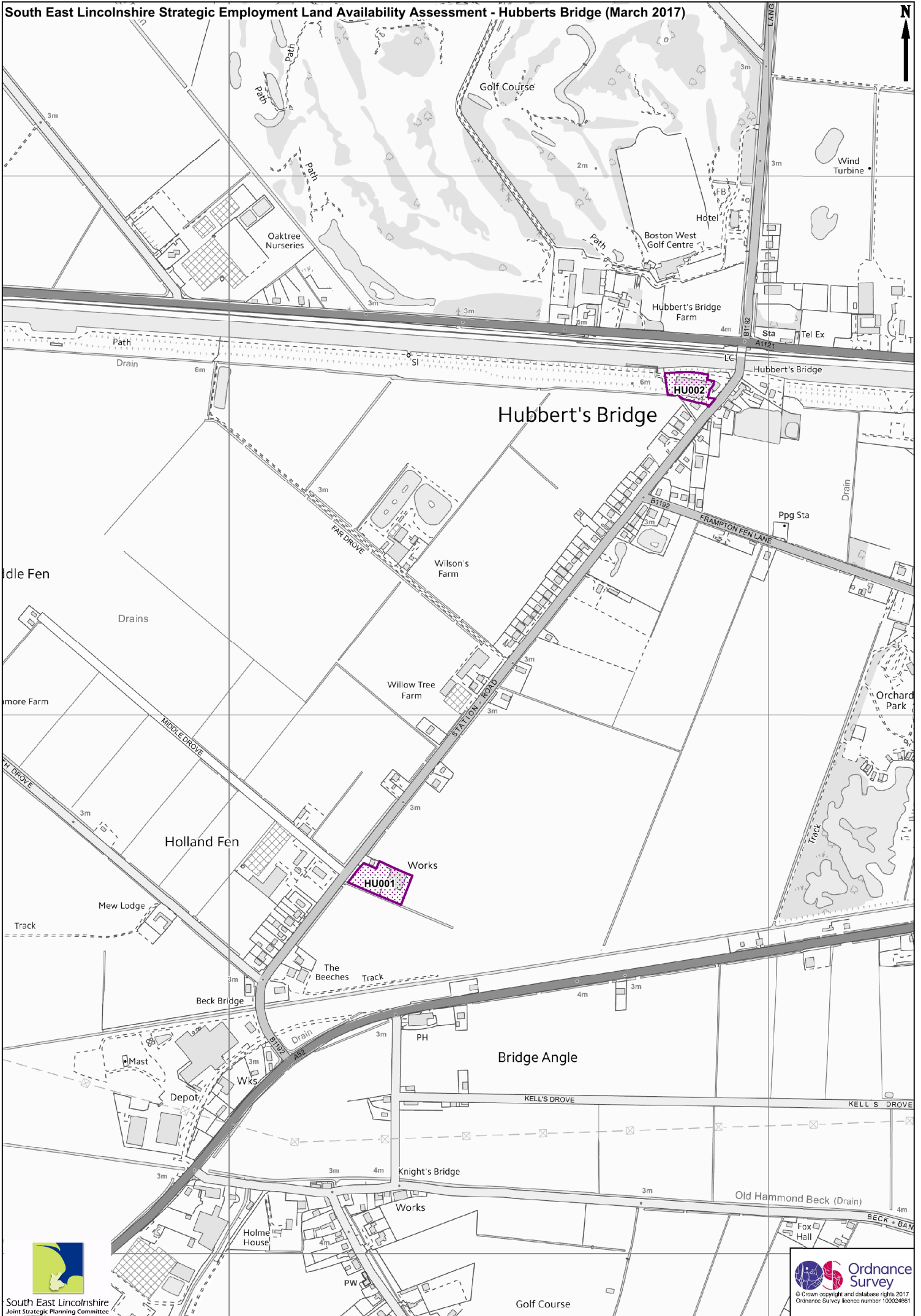


South East Lincolnshire Strategic Employment Land Availability Assessment - Hubberts Bridge (March 2017)



# Existing Employment Sites

<b>Site Reference</b>	HU002	<b>Settlement</b>	Hubbert's Bridge
<b>Site Name</b>	Land west of Hubbert's Bridge Road	<b>Site Area (Ha)</b>	0.41
<b>Address</b>	Hubbert's Bridge Road	<b>Current use</b>	B1, B2, B8 approx 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>	Allocation for employment use in BBC LP	
	<b>Location</b>	Within Hubbert's Bridge 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>	South Forty Foot Drain LWS adjoins the northern boundary of the site.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Hubbert's Bridge Road, a good local road. The site is 1.5km from the A52, a major east-west route and vehicles could pass residential areas.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 120m of the site. The site is 1.5km from the A52. The site is within the Hubbert's Bridge built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment allocation, with a low profile in a countryside location. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicated car park on site. Grass, trees and hedges provide boundary treatments with adjoining uses.	
	<b>Market signals</b>	An established local employment allocation in a village location. Actively managed. One occupier. No vacant units.	
	<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>	FZ2, low hazard, 0-0.25m