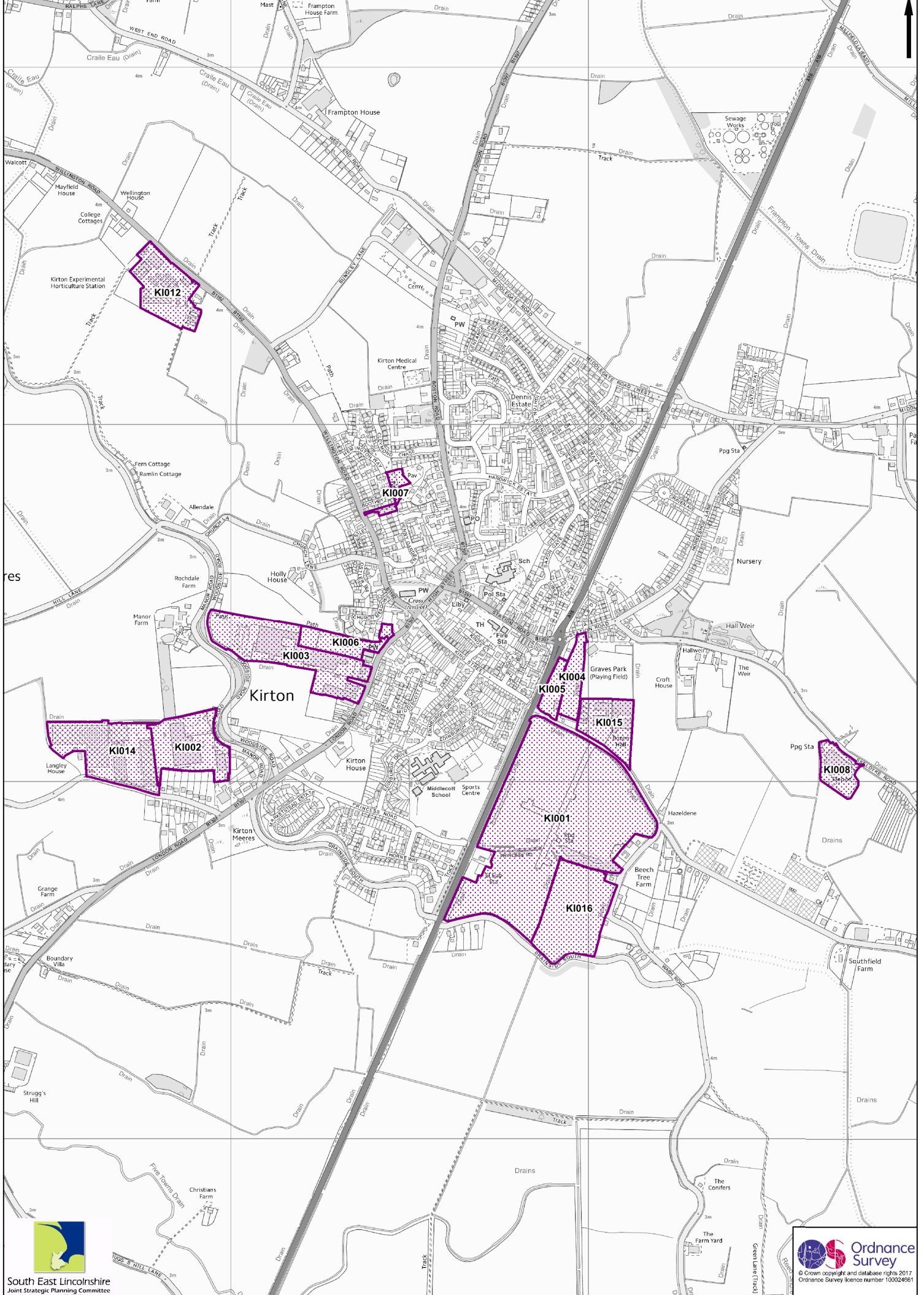


South East Lincolnshire Strategic Employment Land Availability Assessment - Kirton (March 2017)



Existing Employment Sites

Site Reference	KI002	Settlement	Kirton
Site Name	Land to the west of Manor Road	Site Area (Ha)	3.12
Address	Manor Road	Current use	B1, B2, 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 allocation in BBC Local Plan	
	Location	Within Kirton 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 Manor Road, a narrow, windy, local road which provides access to London Road which is more suitable for larger vehicles. The site is 1.6km from the A16, a major north-south route and vehicles would need to pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but there is no footway on Manor Road. Bus stops are within 210m of the site. The site is 1.6km from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment allocation, with a low profile in a secondary location. Area is generally in good condition. The site abuts residential properties 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. Space for parking within site. Mature hedges to northern boundary and landscaping and fencing to frontage.	
	Market signals	An established employment allocation. Actively managed. Two occupiers - Integreen and DPH Removals. No vacant units. Recent change of occupiers indicates demand for employment use 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.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	KI008	Settlement	Kirton
Site Name	Ripe Now Ltd	Site Area (Ha)	1.22
Address	Skeldyke Road	Current use	B1, B2, B8 10 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	532m from Kirton 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	Hall Weir LWS is within 300m of the western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Skeldyke Road, a good local road. The site is 868m from the A16, a major north-south route and vehicles would pass through residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 868m from the A16. The site is 593m from Kirton built-up area (settlement boundary). The site has limited access 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 a residential property 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. Space for parking to frontage and rear of site. Small grassed landscape bunds along south-west/east boundaries, with establishing trees. Maturing trees to frontage and northern boundary.	
	Market signals	An established local employment site in a predominantly countryside location. Actively managed. One occupier - Ripe Now. 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	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	KI012	Settlement	Kirton
Site Name	Land to the south of Willington Road	Site Area (Ha)	2.76
Address	Willington Road	Current use	B1, B2, sui generis 12 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	339m from Kirton settlement boundary	
	Site Characteristics	The site has some amenity value being partly open, farmed grade 1 land. The majority of the site is previously developed and is an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated spine road, providing one way loop through the site onto Willington Road, a good quality local road. The site is 1.5km from the A16, a major north-south route and vehicles would pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 1.5km of the A16. The site is 339m from Kirton built-up area (settlement boundary). The site has limited access 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. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Space for parking on site. Mature landscaping scheme to frontage. Establishing trees to rear and north and fencing elsewhere.	
	Market signals	A site that appears to have recently changed owners; there appears to be several vacant units, and part of the site may be unused. Multiple occupiers. Site actively managed. Some recent investment.	
	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/redevelopment.	
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	KI014	Settlement	Kirton
Site Name	Land to the west of Manor Road	Site Area (Ha)	7.34
Address	Manor Road	Current use	Glasshouses, agriculture
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 business use in the eastern part of the site		
Suitability	Suitable		
	Planning status	Existing employment allocation in BBC Local Plan	
	Location	Partly within and partly adjacent to Kirton settlement boundary	
	Site Characteristics	The site has some amenity value containing open but not farmed grade 1 land. The site is partly previously developed containing employment use and partly horticultural containing glasshouses.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Manor Road, a narrow, windy, local road which provides access to London Road which is more suitable for larger vehicles. The site is 1.6km from the A16, a major north-south route and vehicles would need to pass residential areas and town centre to reach A16.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 210m of the site. The site is 1.6km from the A16. The site is partly within/partly adjacent to the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment allocation, with a low profile 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. Space for parking within site. Mature hedges form northern boundary within settlement boundary and landscaping and fencing to frontage. Western boundary treed.	
	Market signals	An established employment allocation. Actively managed. Two occupiers - Integreen and DPH Removals. Recent change of occupiers indicates demand for employment use in the eastern part of the site. The western part of the allocation appear to be redundant glasshouses.	
	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 redevelopment and intensification notably relating to the glasshouses.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	KI015	Settlement	Kirton
Site Name	Land to the north of Wash Road	Site Area (Ha)	2.04
Address	Wash Road	Current use	B1, B2, 8 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 allocation in BBC Local Plan	
	Location	Within Kirton settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	Hall Weir LWS is within 191m of the northern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access from both businesses onto Wash Road, a local road. The site is 126m from the A16, a major north-south route and vehicles would not pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle (there is an off road cycleway from the A16 to the nearby KI001 to the south) and by foot. Bus stops are within 460m of the site. The site is 126m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment allocation. Area is generally in good condition. A residential property abuts the site which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Space to park vehicles within the site. Mature trees evident on northern, north eastern/western boundaries.	
	Market signals	An established employment allocation. Site provides for a good mix of B Class development with the adjoining KI001 to the south. Actively managed. Two occupiers. 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 most, 0.5-1m

Potential Employment Sites

Site Reference	KI001	Settlement	Kirton
Site Name	Kirton Distribution Park, Wash Road	Site Area (Ha)	17.63
Current use	B1, B2, sui generis, agricultural land	Available land (ha)	15.4
Proposed employm	B1, B2, B8, sui generis	Net available land (ha)	12.3
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be low. If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	B/05/0562 Storage and distribution park B/16/0501 warehouse, B/05/0562 storage and offices,		
Location	Within Kirton settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to part of the site being open, farmed Grade 1 land. Part is previously developed land.		
Environmental issues	Hall Weir LWS is 370m from the northern boundary.		
Heritage issues	No national or local heritage designations nearby.		
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	Unconstrained dedicated spine road onto Wash Road, a good local road with a junction directly onto the A16. The site is 181m from the A16, a major north-south route. Vehicles would not need to pass residential areas or town centres. Spurs provided to available land.		
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 and by foot. A dedicated off road cycle path exists to the A16. Bus stops are within 530m of the site. The site is 181m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	High profile site with a 544m frontage to the A16. Site is in good condition & is under construction. The site is within the Kirton built-up area so would have access to amenities. No residential properties about the site. Adverse impacts from the A16 could be mitigated by landscaping.		
Internal environment	A large, relatively flat rectangular shaped site. Infrastructure will need upgrading to accommodate development. Establishing landscaping on all boundaries, woodland planting & large pond exist. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s) .		
Market signals	An establishing high profile employment site, with a 544m frontage to the A16. Actively managed and marketed. Evidence of recent investment, construction and planning permissions show demand exists for land in this location. Capable of accomodating a good critical mass of B-Class development and ancillary employment generating uses (including with KI015 to the north)		
Development opportunities	No known constraints that could render development of the site unviable, as spine road, flood mitigation, drainage and landscaping in place for the site which minimises opening-up costs for future occupiers. The market potential for development of this site for employment use in this location is considered to be high.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	KI003	Settlement	Kirton
Site Name	Land to the west of London Road	Site Area (Ha)	6
Current use	B1, B2, B8, unused land	Available land (ha)	6.00
Proposed employm	B1, B2, B8	Net available land (ha)	4.8
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be moderate & opening-up infrastructure costs are likely to be low. PP for housing in the southern part of the site indicates that the site is not considered to be a viable employment use. If it is allocated there is a low prospect that it would be developed.		
Suitability	Unsuitable		
Planning status	Existing employment allocation in BBC Local Plan		
Location	Within Kirton settlement boundary		
Site Characteristics	The site is previously developed and has little intrinsic amenity value. Redevelopment could secure environmental enhancements.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	Kirton Conservation Area boundary is within 23m of the north eastern boundary. 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.		
Character	Acceptable - From the east it has a small undeveloped frontage & development would have it has a countryside appearance which would be greatly changed by development, but is contained by the village's built-up area & by strong physical features (Woodside Road and Kirton Drain).		
Highways	Direct access onto London Road, a good local road. The site is within 660m of the A16, a major north-south route and 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 340m of the site. The site is 660m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Low profile site within a village setting. Site is in poor condition, being vacant for some time. The site is within Kirton 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 large, relatively flat irregular shaped site. It is anticipated that infrastructure will need some upgrading/extending to accommodate development on site. Trees evident on some boundaries. Space for manoeuvring/servicing and parking exists but would need to be provided to accommodate a specific use(s) .		
Market signals	A vacant existing employment allocation, with a low profile, and has been marketed for some time. The lack of interest from the market indicates a lack of demand for employment land in this location even though capable of accomodating a good mix of B-Class development.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided. Improvements may be required to accommodate an alternative use. The market potential for development of this site for employment use is considered to be low. PP for housing for the southern part of the site indicates that part would no longer be available for employment use.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, >2m

Site Reference	KI004	Settlement	Kirton
Site Name	Land to the south of Station Road	Site Area (Ha)	1.06
Current use	Agricultural land	Available land (ha)	1.06
Proposed employm	B1, B2, B8	Net available land (ha)	0.95
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 low. If it is allocated there is a low prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Existing employment allocation in BBC Local Plan		
Location	Within Kirton settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to the site being open, farmed Grade 1 land.		
Environmental issues	Hall Weir LWS lies within 160m of the northern boundary although housing buffers the site so there are unlikely to be any significant adverse impacts.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site has a countryside appearance which would inevitably be changed by development, but the site is contained by the village's built-up area on all sides. The impact upon character and appearance will be acceptable.		
Highways	Access would need to be provided onto Station Road, a local road relatively close to its roundabout junction with the A16. Vehicles would pass residential properties but not the town centre. The site is 35m from the A16, a major north-south 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	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 30m of the site. The site is 35m from the A16. The site is within the Kirton 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 within Kirton 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 some upgrading to accommodate development. Mature trees evident on the north/east boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s) .		
Market signals	An existing employment allocation, with good access to the A16. Not actively marketed. Could provide a critical mass of employment uses with the adjoining KI015 and KI002 to the south. The site has been allocated since 1999 with little interest from the market for employment use indicating demand may not exist for a site of this size in this location.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. 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 most, 0.5-1.0m

Site Reference	KI005	Settlement	Kirton
Site Name	The Junction, Wash Road	Site Area (Ha)	1.04
Current use	Unused land	Available land (ha)	0.37
Proposed employm	B1, B2, B8	Net available land (ha)	0.33
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 low. If it is allocated there is a low prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Existing employment allocation in BBC Local Plan		
Location	Within Kirton 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 national or local heritage designations nearby.		
Character	Acceptable - redevelopment of the northern part could secure environmental enhancements.		
Highways	Direct access onto Wash Road; the access may need upgrading to accommodate an employment use. The site is within 36m of the A16, a major north-south route so no need for vehicles to pass residential areas or a 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. An off road cyclepath exists along Wash Road. Bus stops are within 320m of the site. The site is 36m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	High profile site with a 153m frontage to the A16. Site is in mixed condition. The site is within Kirton built-up area so would have good access to amenities. Residential properties and a religious organisation 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 small, relatively flat rectangular shaped site. It is anticipated that infrastructure will need some upgrading/extending to accommodate development on site. Mature trees evident on the northern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s) .		
Market signals	An existing employment allocation which is now partly occupied by a religious organisation. The site has been allocated since 1999 and part has been released for religious use indicating the lack of demand for employment use on this site.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. 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, 0-0.25m

Site Reference	KI006	Settlement	Kirton
Site Name	31-33 London Road	Site Area (Ha)	1.31
Current use	B1, B2, B8, cleared and unused site	Available land (ha)	1.31
Proposed employm	B1, B2, B8	Net available land (ha)	1.17
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 low. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Existing employment allocation in BBC Local Plan		
Location	Within Kirton 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	The site adjoins Kirton 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.		
Character	From the east it has a relatively small undeveloped frontage and development would have little impact. From the west, the site is contained by the village's built-up area on three sides. The impact upon character and appearance will be acceptable.		
Highways	Direct access onto London Road, a good local road. The site is 552m from the A16, a major north-south route but 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 230m of the site. The site is 552m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Low profile site within a village setting. Site is in poor condition, being vacant & cleared for some time. The site is within Kirton built-up area so would have good 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 relatively flat irregular shaped site. It is anticipated that infrastructure will need some upgrading to accommodate development on site. Trees evident on some boundaries. Space for manoeuvring/servicing and parking exists but would need to be provided to accommodate a specific use(s) .		
Market signals	A vacant existing employment allocation, with a low profile, and has been marketed previously for employment use with little apparent interest indicating a lack of demand for employment land in this location.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. Improvements may be required to accommodate an alternative or intensified use. 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, 0.25-0.50m

Site Reference	KI007	Settlement	Kirton
Site Name	Land to the east of Willington Road	Site Area (Ha)	0.42
Current use	A4, D2	Available land (ha)	0.42
Proposed employm	B1, B2, B8	Net available land (ha)	0.37
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 low. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Within Kirton 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 national or local heritage designations nearby.		
Character	Acceptable - the site would have no adverse impacts upon charcater or appearance as it is largely hidden from view.		
Highways	Dedicated narrow access passes between two residential properties onto Willington Road which may prove problematic for large commercial vehicles. The site is 772m of the A16, a major north-south route and vehicles would pass through residential areas and the town centre.		
Infrastructure	Although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of commercial premises and soorts facilities - a floodlit, hard-surfaced football pitch.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 450m of the site. The site is 772m from the A16. The site is within the Kirton built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	Low profile site within a predominantly residential area. Site is in good condition. The site is within Kirton built-up area so would have good access to 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 small, relatively flat irregular shaped site. It is anticipated that infrastructure will need some upgrading/extending to accommodate development on site. Mature trees evident on the northern boundary. Turning for medium-large vehicles may be problematic.		
Market signals	An existing commercial enterprise and sports pitch, 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	No known constraints that could render development of the site unviable, as access and utilities provided to the site. Improvements may be required to accommodate an alternative or intensified use. 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 some, 0.25-0.50m

Site Reference	KI016	Settlement	Kirton
Site Name	Land to the south of Princess Road	Site Area (Ha)	4.37
Current use	Agricultural	Available land (ha)	4.37
Proposed employm	B1, B2, B8	Net available land (ha)	3.4
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs are likely to be moderate (including access, utilities improvements and flood mitigation). If it is allocated there is a high prospect that it would be developed starting 2022-2036.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	Adjoining the Kirton 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	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	An access spur is provided from the adjoining KI001; an unconstrained spine road exists onto Wash Road with a junction directly onto the A16. The site is 583m from the A16, a major north-south route - vehicles would not need to pass residential areas or town centres.		
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 & by foot but not by public transport. The site is 583m from the A16. The site is adjoining the Kirton built-up area (settlement boundary). The scale of development proposed on this site (with the adjoining KI001) offers the opportunities to extend cycle/footpaths to the site.		
External environment	A low profile site adjoining an existing employment area. Site is in good condition. The site is adjacent to the Kirton built-up area so would have some access to 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 large, relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature tree belts evident on south/west boundaries. Space for manoeuvring/servicing & parking would need to be provided within each plot to accommodate a specific use(s) .		
Market signals	Low profile site adjacent to KI001. KI001 is actively managed and marketed-would appear that the promoters have an interest in this site. Evidence of recent investment, construction & planning permissions on KI001 indicates a demand for employment in this location. Capable of accomodating a good critical mass of B-Class/employment generating uses with KI001.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the site. Access, utilities, water & foul water, surface water drainage & flood mitigation would be required. The market potential for development of this site for employment use is considered to be high as part of the adjoining KI001.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m