

Existing Employment Sites

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Site Reference	KI002			Settlement	Kirton				
Site Name	Land to the west of Mano	or Road		Site Area (Ha)	3.12				
Address	Manor Road	Current use B1, B2, B8, 6 units							
Availability	There are no known legal	There are no known legal or ownership issues. 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.							
Achievability									
Suitability	Suitable								
	Planning status	Existing employment alloc	cation in	BBC Local Plan					
	Location	Within Kirton settlement b	boundar	у					
	Site Characteristics	The site is previously deve employment site.	eloped. T	he site has little intrir	nsic amenity value and is occupied by an				
	Environmental issues	No national or local enviro	onmenta	l designations nearby					
	Heritage issues	No national or local herita	age desig	nations 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	Manor Road. Bus stops are	e within	210m of the site. The	by cycle, but there is no footway on site is 1.6km from the A16. The site is The site has potential to be accessible by				
	External environment		n. The si		le in a secondary location. Area is roperties which could be affected by				
	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. 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.							
	Market signals								
	Development opportunities	INO KNOWN CONSTRAINTS THAT COULD RENDER INTENSITICATION OF REDEVELORMENT OF THE SITE FOR							
Developable	Developable	Flood risk	FZ3a.	danger for most, 1-2	m				
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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 lega	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 i	is anticipated that this would r	not im	pact upon the viability c	of the operation.				
Suitability	Unsuitable								
	Planning status	Existing employment site							
	Location	532m from Kirton settleme	ent bo	undary					
	Site Characteristics		loped.	The site has little intrins	sic amenity value and is occupied by an				
		employment site.							
	Environmental issues	Hall Weir LWS is within 300	0m of	the western boundary.					
	Heritage issues	No national or local heritag	ge des	ignations 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		is in c	lose proximity to a resid	ountryside location. Area is generally lential property which could be				
	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. An established local employment site in a predominantly countryside location. Actively managed. One occupier - Ripe Now. No vacant units.							
	Market signals								
	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	Hadayala aabi -	Flood wints	F72	n dongerfer all 4 2:					
Developable	Undevelopable	Flood risk	FZ3	a, danger for all, 1-2m					

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Site Reference	Reference KI012 Settlement Kirton								
Site Name	Land to the south of Wi	llington Road	Site Area (Ha)	2.76					
Address	Willington Road		Current use	B1, B2, sui generis 12 units					
Availability	There are no known leg	al 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 settlem	nent boundary						
	Site Characteristics		y value being partly open, farr ed and is an employment site.	ned grade 1 land. The majority of the					
	Environmental issues	No national or local enviro	onmental designations nearby						
	Heritage issues	No national or local herita	age 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	transport. The site is with	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			countryside location. Area is generally which could be affected by noise, odour					
	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 PENDER INTENSITICATION OF FEDEVELOPMENT OF THE SITE FOR							
Developable	Developable	Flood risk	E72a danger for most 0.5	.1m					
Developable	Developable	PIOOU IISK	FZ3a, danger for most, 0.5-	-1111					

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Site Reference	KI014	Settlement Kirton							
Site Name	Land to the west of Mar	nor Road	Site Area (Ha)	7.34					
Address	Manor Road		Current use	Glasshouses, agriculture					
Availability	There are no known leg	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 allocat	ion in BBC Local Plan						
	Location	Partly within and partly adja	acent to Kirton settlement be	oundary					
	Site Characteristics			ot farmed grade 1 land. The site is partly partly horticultural containing					
	Environmental issues	No national or local environ	mental designations nearby						
	Heritage issues	No national or local heritage	e 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 abut the site which could be affected by noise, odour and light levels. 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. 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.							
	Internal environment								
	Market signals								
Development opportunities No known constraints that could render intensification or redevelopment of employment use unviable, as infrastructure and highways provided to the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and intensification notably relating to the glasshood of the exist for redevelopment and the glasshood of the glas									
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2i	 m					
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Site Reference	KI015		Settlement	Kirton						
Site Name	Land to the north of Wa	sh Road	Site Area (Ha)	2.04						
Address	Wash Road		Current use	B1, B2, 8 units						
Availability	There are no known lega	There are no known legal or ownership issues. Any redevelopment/intensification works would be met from the owners finances as part of an agreed business								
Achievability	Any redevelopment/inte									
	plan/financial model. It is anticipated that this would not impact upon the viability of the operation.									
Suitability	Suitable									
	Planning status	Existing employment alloca	ation in BBC Local Plan							
	Location	Within Kirton settlement b	oundary							
	Site Characteristics			sic amenity value and is occupied by						
		employment development		,						
	Environmental issues	Hall Weir LWS is within 191	Lm of the northern boundary.							
	Heritage issues	No national or local heritag	ge designations nearby.							
	Highways	Direct acess 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. 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.								
	Access for 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		and manoeuvring on site. Spacerthern, north eastern/weste	ce to park vehicles within the site. rn boundaries.						
	Market signals	An established employment allocation. Site provides for a good mix of B Class development with the adjoining Kl001 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.								
Dovolonskie	Davidenskie	Flood viets	E72a danger for most 0.5	1m						
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-	TIII						

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Potential Employment Sites

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Site Reference	KI001			Settlement		Kirton				
Site Name	Kirton Distribution Park,	Wash Road		Site Area (Ha)		17.63				
Current use	B1, B2, sui generis, agricu	ultural land		Available land (ha)		15.4				
Proposed employm	B1, B2, B8, sui generis	ui generis Net available land (ha 12.3								
Availability	There are no known lega	l or ownership issues.								
Achievability		ployment use. Values are likely to nere is a high prospect that it wou					ture costs are likely to			
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 bound	lary	1						
	Site Characteristics	The site has some intrinsic ameland. Part is previously developed			the	site being	open, farmed Grade 1			
	Environmental issues	Hall Weir LWS is 370m from the	e no	orthern boundary.						
	Heritage issues	No national or local heritage de	sig	nations nearby.						
	Character	Development will extend the sit								
	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. 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.								
	Infrastructure									
	Access for employees	Services, facilities and homes ar road cycle path exists to the A10 the A16. The site is within the K to be accessible by a range of en	6. E	Bus stops are within 530 on built-up area (settlem	m of	f the site.	The site is 181m from			
	External environment	High profile site with a 544m fro construction. The site is within t residential properties abut the s landscaping.	the	Kirton built-up area so v	wou	ld have a	ccess to amenities. No			
	Internal environment	A large, relatively flat rectangula accommodate development. Es large pond exist. Space for man accommodate a specific use(s).	tab oeu	olishing landscaping on a	II bo	undaries,	woodland planting &			
	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								
	Development opportunities	No known constraints that could render development of the site unviable, as spine road, mitigation, drainage and landscaping in place for the site which minimises opening-up cofuture occupiers. The market potential for development of this site for employment use location is considered to be high.								
Developable	Developable	Flood risk		FZ3a, danger for mo	ost,	0.5-1m				

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Site Reference	KI003			Settlement	Kirton			
Site Name	Land to the west of Londo	on 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. PP for housing in the		es tl	hat the site is not consid	infrastructure costs are likely to be lered to be a viable employment use.			
Suitability	Unsuitable							
	Planning status	Existing employment allocation	in I	BBC Local Plan				
	Location	Within Kirton settlement bound	dary	/				
	Site Characteristics	The site is previously developed secure environmental enhanced			enity value. Redevelopment could			
	Environmental issues	No national or local environmen	nta	l designations nearby.				
	Heritage issues		oe ir act	nformed by a Heritage Ir of the proposal on the h	mpact Assessment. The Assessment nistoric townscape and in particular			
	Character	has a countryside appearance v	vhic	ch would be greatly char	ntage & development would have it nged by development, but is all features (Woodside Road and			
	Highways				e is within 660m of the A16, a major ntial areas and the town centre.			
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or co			existing infrastructure, such as open			
	Access for employees	within 340m of the site. The site	e is	660m from the A16. The	cycle and by foot. Bus stops are e site is within the Kirton built-up ccessible by a range of employees.			
	External environment	Low profile site within a village The site is within Kirton built-up properties abut the site so coul impact would depend upon the	ar d b	ea so would have good a e affected by noise, odo				
	Internal environment	A large, relatively flat irregular shaped site. It is anticipated that infrastructure will need sor upgrading/extending to accommodate development on site. Trees evident on some boundaries. Space for manoeuvring/servicing and parking exists but would need to be prov to accommodate a specific use(s). A vacant existing employment allocation, with a low profile, and has been marketed for sor time. The lack of interest from the market indicates a lack of demand for employment land this location even though capable of accomodating a good mix of B-Class development. No known constraints that could render development of the site unviable, as access and						
	Market signals							
	Development opportunities							
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost, >2m			

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Site Reference	KI004			Settlement	Kirton				
Site Name	Land to the south of Stati	on 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	o known legal or ownership issues.							
Achievability		ployment use. Values are likely to low prospect that it would be dev			rastructure costs are likely to be low.				
Suitability	Suitable								
	Planning status	Existing employment allocation	in E	BC Local Plan					
	Location	Within Kirton settlement bound	dary						
	Site Characteristics	The site has some intrinsic ame	nity	value owing to the site	being open, farmed Grade 1 land.				
	Environmental issues	Hall Weir LWS lies within 160m there are unlikely to be any sign			although housing buffers the site so				
	Heritage issues	No national or local heritage de	esign	ations nearby.					
	Character				ably be changed by development, but es. The impact upon character and				
	Highways	Access would need to be provided onto Station Road, a local road relatively close to roundabout junction with the A16. Vehicles would pass residential properties but no centre. The site is 35m from the A16, a major north-south route.							
	Infrastructure	It will not lead to the loss of, not space, green infrastructure or co			existing infrastructure, such as open				
	Access for employees	Services, facilities and homes ar within 30m of the site. The site (settlement boundary). The site	is 3	5m from the A16. The si	ite is within the Kirton built-up area				
	External environment	,	lenti	al properties abut the s	Kirton built-up area so would have site so could be affected by noise, pon 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). An existing employment allocation, with good access to the A16. Not actively marketed. Cou 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 u indicating demand may not exist for a site of this size in this location. 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 an 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.							
	Market signals								
	Development opportunities								
Developable	Developable	Flood risk		FZ3a, danger for mo	ost, 0.5-1.0m				

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Direct access onto Wash Road; the access may ned 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	Site Reference	KI005			Settlement		Kirton				
Proposed employm Availability Achievability There are no known legal or ownership issues. Achievability Evacification of it is allocated there is a low prospect that it would be developed starting 2037-2021. Suitability Solitability Solitability Solitability Evacification Within Kirton settlement boundary Site Characteristics Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Character Acceptable - redevelopment of the northern part could secure environmental enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS, a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 36m of the ALS and a major north-south route so no need for enhancement within 46m of the ALS and a major north-south route so no need for enhancement within 46m of the ALS and a major north-south route so no need for enhancement within 46m of the ALS and a major north-south route so no ne	Site Name	The Junction, Wash Road	d		Site Area (Ha)		1.04				
Availability There are no known legal or ownership issues. Achievability There are no known legal or ownership issues. Low achievability or employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be in if it is allocated there is a low prospect that it would be developed starting 2017-2021. Suitability Suitability Existing employment allocation in BBC Local Plan Within Kitron settlement boundary Site Characteristics Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Character Acceptable - redevelopment of the northern part could secure environmental enhancement employment use. The site is within 36m of the A15, 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 op pace, 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 50m for the A15. The eries within the Kiron builty area sequented houndary. The site is som for the A15. The eries within the Kiron builty area sequented houndary. The site has ported to be accessible by a range of employees. Laternal environment Internal environment Internal environment A small, relatively filar creatagular shaped site. It is anticipated that infrastructure will be a cell-gious organization about the site as could be affected by noise, door and light althought is light of the A15 of the site in the A15 of the site is within 10 of the A15 of the site of the A15 of the site is within 10 of the A15 of the A15 of the infrastructure will be a cell-gious organization about the site as could be affected by noise, door and light althought is light to the A15 of the site of the A15 of the site	Current use	Unused land			Available land (ha)		0.37				
Acceptable - redevelopment of the northern part could secure environmental enhancement states to prospect that it would be developed starting 2017-2021. Suitability Suitable Planning status Location Within Kirton settlement boundary Site Characteristics Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Character Acceptable - redevelopment of the northern part could secure environmental enhancement 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 op 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 shown 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 with Kirton built-up are a (settlement boundary). The site has prote 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 with Kirton built-up are are surfaced by noise, odour and light although the site with a 153m frontage to the A16. Site is in mixed condition. The site is with kirton built-up are as one of employees. Anall, relatively flat rectangular shaped site. It is anticipated that Infrastructure will one upgrading expending to accommodate a evelopment on site. Mature trees evident on northern boundary, Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Anall, relatively flat rectangular shaped site. It is anticipated that Infrastructure will not accommodate a specific use(s).	Proposed employm	B1, B2, B8			Net available land (ha	1	0.33				
It is allocated there is a low prospect that it would be developed starting 2017-2021. Suitability Planning status 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. Weritage issues No national or local heritage designations nearby. Weritage issues No national or local heritage designations nearby. Character Acceptable - redevelopment of the northern part could secure environmental enhancement 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 op space, green infrastructure or community facilities. Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. An off road on the A16, and the site is site in the A16, and the site is sim from the A16, the site is within 40m on the site of the site is sim from the A16, and so accessible by a range of employees. External environment Internal environment A small, relatively flat rectangular shaped site. It is anticipated that infrastructure will need some uggrading/extending to accommodate development on site. Mature trees evident on northern boundary, Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific usels). Market signals An existing employment allocation which is now partly occupied by a religious organisation. The site has been allocated since 1993 and part has been released for religious use indication the lack of demand for employment allocation which is now partly occupied by a religious organisation. 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	Availability	There are no known lega	al or ownership issues.								
Existing employment allocation in BBC Local Plan	Achievability	1 1					structure co	sts are likely to be low.			
Within Kirton settlement boundary	Suitability	Suitable									
The site is previously developed and has little intrinsic amenity value. Environmental issues		Planning status	Existing employment allocatio	n in	BBC Local Plan						
No national or local environmental designations nearby.		Location	Within Kirton settlement bour	dar	у						
Heritage issues No national or local heritage designations nearby.		Site Characteristics	The site is previously develope	d aı	nd has little intrinsic am	eni	ty value.				
Character Acceptable - redevelopment of the northern part could secure environmental enhancement learning and partial properties and a religious organisation and 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. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as op space, green infrastructure or community facilities. Access for employees External environment It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as op space, green infrastructure or community facilities. Access for employees External environment It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as op space, green infrastructure or community facilities. External environment It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as op space, green infrastructure or community facilities. External environment Kirton built-up area so do access to amenities. Residential properties and a religious organisation abut the site so could be affected by noise, odour and light although to 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 northern boundary. Space for manoeuvring/servicing and parking would need to be provide 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 w		Environmental issues	No national or local environme	enta	Il designations nearby.						
Highways Direct access onto Wash Road; the access may ned 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		Heritage issues	No national or local heritage d	esig	nations nearby.						
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Developable Flood risk FZ3a, no hazard, 0-0.25m	Developable	Developable		1	E722 no hozard 0	0.7)Em				

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Site Reference	KI006		Settlement	Kirton					
Site Name	31-33 London Road		Site Area (Ha)	1.31					
Current use	B1, B2, B8, cleared and u	unused site	Available land (ha)	1.31					
Proposed employm	B1, B2, B8		Net available land (h	a 1.17					
Availability	There are no known lega	al or ownership issues.							
Achievability		ployment use. Values are likely t here is a low prospect that it wo		ng-up infrastructure costs are likely to					
Suitability	Unsuitable								
	Planning status	Existing employment allocation	on in BBC Local Plan						
	Location	Within Kirton settlement bou	ndary						
	Site Characteristics	The site is previously develop	ed and has little intrinsic ar	nenity value.					
	Environmental issues	No national or local environm	ental designations nearby.						
	Heritage issues	Heritage Impact Assessment.	The Assessment would nee scape and in particular hov	nent proposal should be informed by a ed to address the impact of the vit would preserve and enhance the 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	within 230m of the site. The s	ite is 552m from the A16.	by cycle and by foot. Bus stops are The site is within the Kirton built-up 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 abut 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 shap upgrading to accommodate d	ed site. It is anticipated tha evelopment on site. Trees	it infrastructure will need some evident on some boundaries. Space for d to be provided to accommodate a					
	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	utilities provided to the site. I	mprovements may be requotential for development o	the site unviable, as access and lired to accommodate an alternative or f this site for employment use in this					
Developable	Undevelopable	Flood risk	FZ3a, low hazard	0.25-0.50m					
		L	LSa, IOW Hazalu,	, 0.25 0.50111					

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Site Reference	KI007		Settlement	Kirton					
Site Name	Land to the east of Willir	ngton 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 lega	l or ownership issues.							
Achievability		ployment use. Values are likely a low prospect that it would be		nfrastructure costs are likely to be low.					
Suitability	Unsuitable								
	Planning status	No pp or allocation							
	Location	Within Kirton settlement box	undary						
	Site Characteristics	The site is previously develop	ped and has little intrinsic an	nenity value.					
	Environmental issues	No national or local environr	nental 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. 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.							
	Infrastructure								
	Access for employees	within 450m of the site. The	site is 772m from the A16. T	y cycle and by foot. Bus stops are he site is within the Kirton built-up accessible by a range of employees.					
	External environment	within Kirton built-up area so	would have good access to fected by noise, odour and I	Site is in good condition. The site is amenities. Residential properties ight although the likely impact would					
	Internal environment		mmodate development on s	ed that infrastructure will need some site. Mature trees evident on the say 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 s	ome, 0.25-0.50m					

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Site Reference	KI016		Settlement	Kirton							
Site Name	Land to the south of Prin	cess 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 lega	here are no known legal or ownership issues.									
Achievability		access, utilities improvements a		up infrastructure costs are likely to cated there is a high prospect that it							
Suitability	Suitable										
	Planning status	No pp or allocation									
	Location	Adjoining the Kirton settlem	ent boundary								
	Site Characteristics	The site has some intrinsic a	menity value owing to the site	being open, farmed Grade 1 land.							
	Environmental issues	No national or local environ	mental designations nearby.								
	Heritage issues	No national or local heritage	designations nearby.								
	Character		nd appearance of the area. Ho	th will inevitably have an adverse wever development on this scale							
	Highways	Wash Road with a junction of		constrained spine road exists onto s 583m from the A16, a major north- reas or town centres.							
	Infrastructure		existing infrastructure, and devinfrastructure capacity issues i	velopment on this scale is likely to t creates or exacerbates.							
	Access for employees	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. 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. 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). 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. No known constraints that could render development of the site unviable, as access & utilities									
	External environment										
	Internal environment										
	Market signals										
	Development opportunities										
Developable	Developable	Flood risk	FZ3a, danger for mo	ost, 0.5-1m							

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