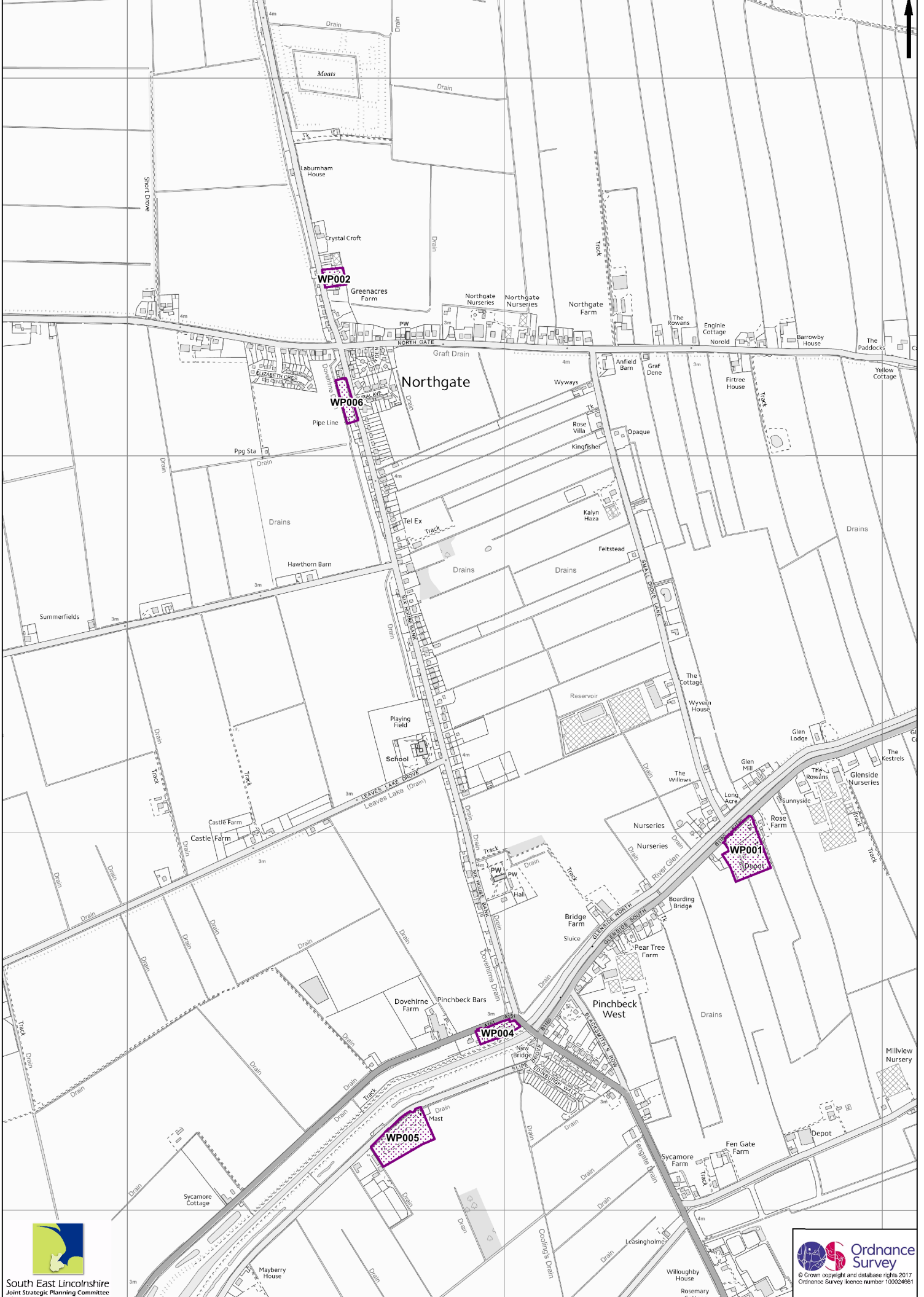


South East Lincolnshire Strategic Employment Land Availability Assessment - Northgate & West Pinchbeck (March 2017)



Existing Employment Sites

Site Reference	WP001	Settlement	West Pinchbeck
Site Name	Godfrey Civil Engineers	Site Area (Ha)	1.29
Address	Glen Side South	Current use	B1, B2, B8 9 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	182m from West Pinchbeck settlement boundary	
	Site Characteristics	The site has some intrinsic amenity value as it is part grade 1 agricultural land, but most of the site is previously developed, occupied by employment use.	
	Environmental issues	River Glen LWS is within 100m of the northern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Glen Side South, a good quality local road. The site is 7.1km the A16, a major north-south route but vehicles would pass through residential areas and a village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 712m from the A151 and 6.9km from the A16. The site is within 182m of the West Pinchbeck 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 predominantly 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 HGVs can access/egress, manoeuvre and reverse in to load. Space for parking on site. High quality landscaping at entrance, hedges and trees along other boundaries.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - Godfrey Civil Engineers. Evidence of recent investment and planning permissions indicate demand for employment land in this location.	
	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	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	WP002	Settlement	West Pinchbeck
Site Name	66 fit UK	Site Area (Ha)	0.25
Address	Beck Bank	Current use	Employment use
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	Adjacent to West Pinchbeck settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Beck Bank, a local road. The site is 7.9km the A16, a major north-south route and vehicles would pass through residential areas and village centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 9.7km from the A16. The site is adjacent to the West Pinchbeck built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An employment site, with a low profile, in a predominantly 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. Limited landscaping.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - 66fitUK.	
	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. Limited opportunities exist for intensification of the site.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	WP004	Settlement	West Pinchbeck
Site Name	Land south of Bourne Road	Site Area (Ha)	0.38
Address	Bourne Road	Current use	B2, B8 7 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	50m from West Pinchbeck settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	Pinchbeck Fen Slupe LNR is within 200m of the southern boundary of the site. River Glen LWS is within 100m of the southern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto the A151., a good quality local road. The site is 7.7km the A16, a major north-south route, so no need to pass through residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 188m of the site. The site is adjacent to the A151 and 7.6km from the A16. The site is within 50m of West Pinchbeck built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An employment site, with a reasonable profile locally adjacent to the A151, albeit in a village location. Area is generally in average condition. A residential property abuts 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. Raised bank and landscaping to rear provides buffer to River Glen.	
	Market signals	An established employment site. Actively managed. No vacant units. Two occupiers - S & L Mezzanines Ltd, SE Lincs Construction.	
	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. Limited opportunities exist for intensification of the site.	
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard

Site Reference	WP005	Settlement	West Pinchbeck
Site Name	Land south of Slipe Drove	Site Area (Ha)	1.33
Address	Slipe Drove	Current use	Sui generis 1 unit
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	270m from West Pinchbeck settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	Pinchbeck Fen Slipe LNR is within 200m of the northern boundary of the site. River Glen LWS is within 100m of the northern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Slipe Drove, a local road. The site is 8.1km the A16, a major north-south route but vehicles would pass residential areas and village centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 466m of the site. The site is within 400m of the A151 and 8.0km from the A16. The site is within 270m of West Pinchbeck built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An employment site, with a low profile, in a predominantly countryside location. Area is generally in poor condition. A residential property abuts 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. Limited parking on site. Site screened by mature high hedging and trees.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier.	
	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. Limited opportunities exist for intensification. The site appears to be in use as a scrapyard; redevelopment is likely to involve contaminated land.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Potential Employment Sites

Site Reference	WP006	Settlement	West Pinchbeck
Site Name	Land to the west of Six House Bank	Site Area (Ha)	0.34
Current use	Unused	Available land (ha)	0.34
Proposed employm	B1, B2, B8	Net available land (ha)	0.3
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are 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	H14-0076-17 Application for residential development		
Location	Partly within/partly adjacent to West Pinchbeck settlement boundary		
Site Characteristics	It is greenfield land, but has little intrinsic value, being unused.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - its development would not have adverse impacts upon the character and appearance of the area - although it would create over 100m of ribbon development, its would essentially simply fill an undeveloped gap in an otherwise built-up frontage.		
Highways	A new access would need to be created onto Six House Bank. The site is 7.7km from the A16, a major north-south route and vehicles would need to pass residential areas and village 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 and by foot. Bus stops are adjacent to the site. The site is within 7.7km of the A16. The site is partly within/partly adjacent to West Pinchbeck built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly residential area. Site is in average condition. The site is partly within/adjacent to West Pinchbeck built up area so would have access to limited amenities. Residential properties could be affected by noise, odour and light - likely impact would depend upon the use.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Trees are evident on the western boundary. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. No critical mass of employment uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the site. Utilities, water and foul water improvements and flood mitigation and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard