

Existing Employment Sites

Site Reference	PI001	Settlement	Pinchbeck
Site Name	Cecil Francis Business Park	Site Area (Ha)	0.26
Address	Bear Lane	Current use	B1 4 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	No pp or allocation	
	Location	Within 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 occupied by a employment uses.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	Development of the site could have adverse impacts on the Pinchbeck Conservation Area – particularly in terms of the setting of any heritage assets nearby - in which it is located. The site is close to three Grade II listed buildings (No.13 Graft House, Wall & Store; Traphouse and Stables to Pinchbeck; and Pinchbeck Hall). Any such impacts could be prevented by careful design.	
	Highways	Direct access onto Bear Lane, a local road which could be problematic for larger vehicles. The site is 3.1km from the A16, a major north-south route and vehicles pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 65m of the site. The site is within 3.1km of the A16. The site is within Pinchbeck built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in predominantly residential area. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn/manoeuvre. Dedicated parking on site. Mature trees provide buffers with neighbouring properties to the north and south.	
	Market signals	An established small scale site in a village location. Actively managed. Low vacancy levels. Good critical mass of small scale businesses.	
	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 on the site.	
Developable	Developable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	PI006	Settlement	Pinchbeck
Site Name	DP Packaging	Site Area (Ha)	1.62
Address	Northgate	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	872m from 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 North Gate, a local road. The site is 4.6km 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 4.7km from the A16. The site is 872m from 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 HGVs can access/egress, manoeuvre and reverse in to load. Unsurfaced parking on site. Extensive area of mature trees provides buffer to north, mature trees on other boundaries, except to the south which is fenced.	
	Market signals	An established local employment site. Actively managed. One occupier - DP Packaging. Low vacancy levels.	
	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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1.m

Site Reference	PI007	Settlement	Pinchbeck
Site Name	Land to the east of Surfleet Road	Site Area (Ha)	1.44
Address	Surfleet Road	Current use	B1, B8, 5 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	Adjacent to 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	Access onto Surfleet Road, a good quality local road but the access is relatively narrow and may be problematic for larger vehicles or any number of vehicles. The site is 1km from the A16, a major north-south route, with no need for vehicles to pass town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 165m of the site. The site is within 1km of the A16. The site is adjacent to the Pinchbeck built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	A commercial site, with a low profile to the rear of commercial properties and is part of a significantly larger horticultural site. Area is generally in good condition. Residential properties are in close proximity to 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. Dedicated parking on site. Mature tree belt is evident on the western boundary and along access.	
	Market signals	An established employment site forming part of a wider horticultural site. Actively managed. One occupier - Boeflora. Low vacancy levels.	
	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 units. Opportunities exist for intensification on the site. Evidence of recent investment and planning permissions indicate demand for employment in this location.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	PI008	Settlement	Pinchbeck
Site Name	The Anglian Business Centre	Site Area (Ha)	0.77
Address	Mill Green Road	Current use	B1, B8, 11 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	299m from 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	Vernatts Drain LWS is 795m from the southern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, unconstrained access onto Mill Green Road, a local road. The site is 3.6km from the A16, a major north-south route; vehicles would need to pass residential areas and village centres.	
	Access for employees	Some services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is within 3.6km of the A16. The site is 299m from the Pinchbeck built-up area (settlement boundary). The site has 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/manoeuvre and reverse in to load. Dedicated parking on site. Trees and establishing trees evident on frontage, with a fence. A landscaping bund is evident on the southern boundary.	
	Market signals	An established local employment site. Actively managed. Multiple 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 units. Opportunities exist for intensification on the site. Evidence of recent investment and planning permissions indicate demand for employment in this location.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Potential Employment Sites

Site Reference	PI002	Settlement	Pinchbeck
Site Name	Land to the south of Milestone Lane	Site Area (Ha)	0.41
Current use	B2, B8, sui generis	Available land (ha)	0.41
Proposed employm	B1, B2, B8	Net available land (ha)	0.36
Availability	There are no known legal or ownership issues.		
Achievability	The planning permissions for the site are for residential development, therefore the site is not considered to be available for employment development.		
Suitability	Unsuitable		
Planning status	H14-0326-14/H14-0198-15 Residential development		
Location	Within Pinchbeck settlement boundary		
Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - it will not have adverse impacts upon the character and appearance of the area - its redevelopment may generate environmental benefits		
Highways	Direct unmade access onto Milestone Lane, a local road which could be problematic for larger vehicles. The site is 1.5km from the A16, a major north-south route, but vehicles would pass residential areas.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 426m of the site. The site is within 1.5km of the A16. The site is within 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 within the Pinchbeck 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 relatively flat small scale rectangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Trees and hedges are evident on the frontage. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile, small scale site, not capable of accommodating a mix of B Class development. Site not actively marketed.		
Development opportunities	The planning permissions for the site are for residential development, therefore the site is not considered to be available for employment development.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	PI003	Settlement	Pinchbeck
Site Name	Land to the north of Langhole Drove	Site Area (Ha)	0.37
Current use	Agricultural 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 moderate (including highways and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use		
Location	480m from Pinchbeck settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being open grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the development would create an incongruous group of buildings in the countryside.		
Highways	Direct access would need to be made onto Langhole Drove, a narrow local road which could be problematic for larger vehicles. The site is 2.4km from the A16, a major north-south route, and vehicles would pass residential areas.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 2.4km of the A16. The site is within 480m of Pinchbeck built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly rural location. Site in average condition. The site is 480m from the Pinchbeck built-up area so would have limited access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the proposed use.		
Internal environment	A relatively flat rectangular shaped site. Anticipated that infrastructure will need upgrading to accommodate development. Mature trees on the frontage & western boundary. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile, small scale site, not capable of accommodating a mix of B Class development. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would need to be upgraded for new development. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	PI009	Settlement	Pinchbeck
Site Name	Birchgrove Garden Centre, Surfleet Road	Site Area (Ha)	2.45
Current use	Sui generis	Available land (ha)	2.45
Proposed employm	B1, B2, B8	Net available land (ha)	1.96
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including highways, utilities) and site clearance. If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	Commercial enterprise		
Location	Within Pinchbeck settlement boundary		
Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - its development would not have adverse impacts upon the character and appearance of the area - there is the potential for redevelopment to bring environmental improvements		
Highways	There is a long established access into this site that has suitable visibility in both directions and the site has a long enough frontage to be able to place a suitable adoptable access junction in the optimum position. The site is 1.2km from the A16, a major north-south route, with no need for vehicles to pass residential areas or town centres.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot. Bus stops adjoin the site. The site is within 1.2km of the A16. The site is within the Pinchbeck built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A site with a reasonable profile locally. Site is in good condition. The site is within the Pinchbeck built-up area so would have good access to amenities. Residential properties are in close proximity to the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature tree belts on the western boundary & landscaping to the frontage. Space for manoeuvring/servicing & parking exists but would need to be provided to accommodate a specific use(s).		
Market signals	A reasonable profile site, capable of accommodating a good mix of B Class development. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the units. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded 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, low hazard, 0-0.25m

Site Reference	PI010	Settlement	Pinchbeck
Site Name	Former Dairy Depot, Pennytoft Lane	Site Area (Ha)	0.43
Current use	B2	Available land (ha)	0.43
Proposed employm	B1, B2, B8	Net available land (ha)	0.38
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are low, and opening-up infrastructure costs are likely to be moderate (including site clearance costs). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped starting 2017-2021.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Within Pinchbeck settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - its development would not have adverse impacts upon the character and appearance of the area - its redevelopment has the potential to bring environmental improvements.		
Highways	The site has dedicated access onto Pennyfield, a local road. This might need upgrading to accommodate an alternative use. The site is 2.8km from the A16, a major north-south route and vehicles would need to pass residential areas.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
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 2.8km of the A16. The site is within 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 within Pinchbeck 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 relatively flat, square shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees are evident on all boundaries. 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	Developable	Flood risk	FZ3a, danger for some, 0.25-0.50m