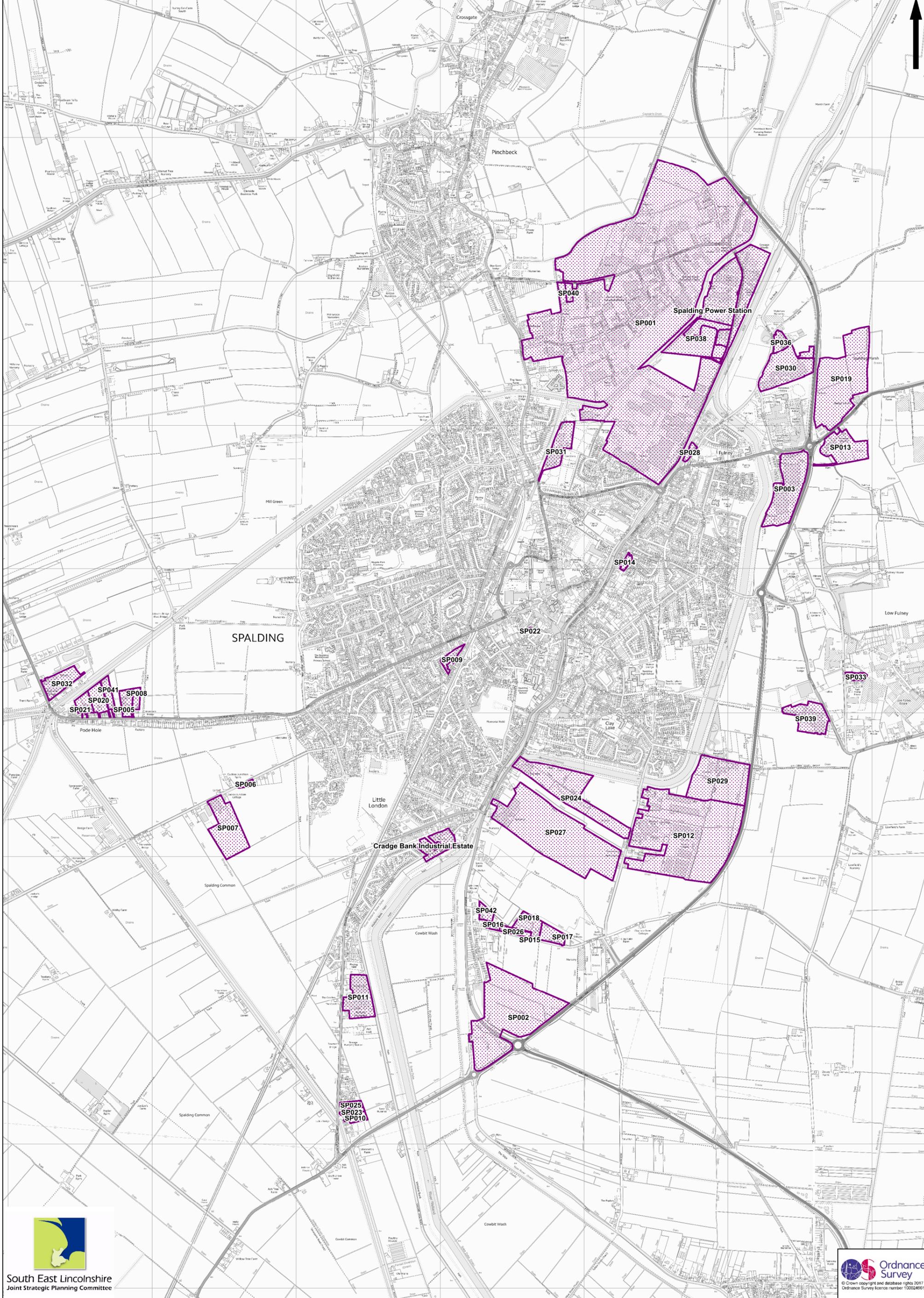


South East Lincolnshire Strategic Employment Land Availability Assessment - Spalding (March 2017)

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Existing Employment Sites

Site Reference	SP003	Settlement	Spalding
Site Name	Fulney Lane North	Site Area (Ha)	9.1
Address	Fulney Lane North	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	Suitable		
	Planning status	No pp or allocation	
	Location	110m from Spalding 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 employment development.	
	Environmental issues	The Coronation Channel LWS adjoins the western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access from each business onto Fulney Lane North, a local road which is shared with a residential properties with access to the A151. The site is 330m from the A16, a major north-south route, and vehicles do not need to pass town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 400m of the site. The site is 330m of the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site with a 528m frontage to the A16. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels. The site adjoins the A16 so could generate adverse amenity impacts for future occupiers.	
	Internal environment	Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking to serve each business. Mature trees border the A16 and at the roundabout with the A151.	
	Market signals	An established employment site. Actively managed. No vacant units. Three occupiers - Dalehead, Spalding Bakery, Pork Farm Foods. Evidence of recent investment and planning permissions indicates a demand for employment uses 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. Opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1m-2m

Site Reference	SP005	Settlement	Spalding
Site Name	Land to the north of Bourne Road	Site Area (Ha)	1.49
Address	Bourne Road	Current use	B1, B2, B8, sui generis 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	Unsuitable		
	Planning status	Existing employment site	
	Location	1.06km from Spalding 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 employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto the A151 Bourne Road, a good quality local road. The site is 5km from the A16, a major north-south route but vehicles pass residential areas to access the A16.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the site. The site is 5km from the A16. The site is 1km from the Spalding 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 reasonable profile locally with a short 59m frontage to the A151. 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 larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking to frontage. Mature trees belts border the site.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - MJL Skip Services.	
	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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	SP006	Settlement	Spalding
Site Name	Land to the south of Horseshoe Road	Site Area (Ha)	0.36
Address	Horseshoe Lane	Current use	B2, B8, 3 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	373m from Spalding 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 employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct unmade access onto Horseshoe Road, a local road. The site is 4.1km from the A16, a major north-south route but vehicles would pass residential areas to access the A16/A151.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 4.1km from the A16. The site is 423m from the Spalding built-up area (settlement boundary). The site has the limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile. Area is generally in average 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. Unsurfaced parking on site. No landscaping evident.	
	Market signals	An established small scale employment site in a predominantly rural location. Actively managed but in average condition. No vacant units. One occupier.	
	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, no hazard, no hazard

Site Reference	SP007	Settlement	Spalding
Site Name	Land to the south of Horseshoe Road	Site Area (Ha)	6.97
Address	Horseshoe Road	Current use	B1, B2, B8, glasshouses, agriculture with 10 units and glasshouses
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	130m from Spalding 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, and is occupied by a commercial enterprise.	
	Environmental issues	South Drove Drain LWS is within 465m of the western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, dedicated access onto Horseshoe Road, a local road. The site is 4.2km from the A16, a major north-south route and vehicles would need to pass residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 4.2km from the A16. The site is 130m from the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	A newly established commercial site with a low profile. 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 larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking. Mature trees and landscaping to the frontage and tree belts along western boundary.	
	Market signals	A newly established commercial site in a predominantly rural location. Actively managed, in good condition. No vacant units. One occupier - Neame Lea Nursery. Evidence of recent investment and planning permissions indicates a demand for employment uses 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. Opportunities exist for intensification.	
Developable	Developable	Flood risk	FZ3a, low hazard, 0-0.25m

Site Reference	SP008	Settlement	Spalding
Site Name	Land behind Hectare House, Bourne Road,	Site Area (Ha)	0.8
Address	Bourne Road	Current use	Workshop/yard & orchard
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	1km from Spalding 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, and is occupied by a workshop.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto the A151 Bourne Road. The site is 4.7km from the A16, a major north-south route but vehicles pass residential areas to access the A16	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 100m of the site. The site is 4.7km of the A16. The site is within 1km of the Spalding 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. Area is generally in average condition. No residential properties adjoin the site.	
	Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Dedicated parking. Mature trees belts border the site.	
	Market signals	An established commercial site. The site appears to be occupied and managed.	
	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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP009	Settlement	Spalding
Site Name	2-4 St John's Road	Site Area (Ha)	0.99
Address	2-4 St John's Road	Current use	B2, Sui generis 8 units
Availability	The site has planning permission for residential development so is not available for employment use.		
Achievability	Planning permission for residential use indicates that the site is no longer considered to be a viable employment use.		
Suitability	Unsuitable		
	Planning status	OPP for res	
	Location	Within Spalding 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 car showroom.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto St John's Road, a local road. The site is 2.4km from the A16, a major north-south route but vehicles would pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the site. The site is 2.4km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established commercial site with a low profile in a predominantly residential area. Area is generally in good condition. Residential properties about 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. Parking on site but can overspill on-street. No landscaping evident.	
	Market signals	An established commercial site. One occupier (a car showroom) has vacated the site. Planning permission for residential use.	
	Development opportunities	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	SP030	Settlement	Spalding
Site Name	TF Bowman & Sons	Site Area (Ha)	7.46
Address	Marsh Road	Current use	B1, B2, B8 approx 20 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 H16-0587-15 Warehouse and docking extension	
	Location	288m from Spalding 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 employment development.	
	Environmental issues	Coronation Channel LWS is within 245m of the southern boundary of the site.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Marsh Road, a local road. The site is 726m from the A16, a major north-south route but no need to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 726m of the A16. The site is within 374m of the Spalding built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a detached location. Area is generally in good condition. No residential properties abut the site.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Space for parking on site. Mature trees exist on the southern boundary. A landscape bund buffers the A16.	
	Market signals	An established employment site in a predominantly rural location. Actively managed. One occupier - TF Bowman. No vacant units. Evidence of recent investment and planning permissions indicates demand for employment uses 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. Opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SP031	Settlement	Spalding
Site Name	Elsoms Seeds Ltd	Site Area (Ha)	3.65
Address	Pinchbeck Road	Current use	B1, horticultural 8 units and glass houses
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	Commitment - H16-0594-14 Laboratory extension H16-0004-13 Proposed extension and re-development		
Location	Within Spalding 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 commercial development.		
Environmental issues	Vernatts Local Nature Reserve adjoins the northern boundary, Spalding Cemetery LWS adjoins the eastern and southern boundaries, land north of Spalding Station LWS adjoins the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Dedicated access onto Pinchbeck Road a good quality local road. The site is 2km from the A16, a major north south route but vehicles would pass residential areas.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 113m of the site. The site is within 2km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	An established commercial site with a low profile in a predominantly residential location. Area is generally in good condition. No residential properties abut the site.		
Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Dedicated space for parking on site. Mature trees evident on all boundaries.		
Market signals	An established employment site in a predominantly residential location. Actively managed. One occupier - Elsoms. No vacant units. Evidence of recent investment and planning permissions indicates demand for employment uses 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. Opportunities exist for intensification on the site.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	SP032	Settlement	Spalding
Site Name	Tate Business Park	Site Area (Ha)	3.09
Address	Dozens Bank	Current use	B1, B2, B8, 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	Unsuitable		
	Planning status	Existing employment site	
	Location	1.4km from Spalding 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 employment development.	
	Environmental issues	Fourth District Main Drain LWS runs along the eastern and southern boundaries, Vernatts Drain LWS is 51m from the southern boundary, Dozen Bank LWS is within 82m of the western boundary, South Drove Drain LWS is 100m from the southern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto the A151, a good quality local road. The site is 6.6km from the A16, a major north-south route which passes residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 6.6km of the A16. The site is 1.4km from the Spalding 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 good profile locally adjoining the A151. 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 larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Mature trees exist on the boundaries.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - M Parker & Sons. Evidence of recent investment indicates demand for employment uses 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. Opportunities exist for intensification on the site but should address environmental issues.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP033	Settlement	Spalding
Site Name	Shoebridge Engineering	Site Area (Ha)	0.72
Address	Kellet Gate	Current use	B1, B2 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	Unsuitable		
	Planning status	Commitment - H16-0212-14 Proposed extension to form store (re-application following approval of H16-0502-13), H16-0949-14 Proposed workshop extension and alterations	
	Location	Sub regional centre	
	Site Characteristics	902m from Spalding settlement boundary	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a rural location. 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 larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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. Opportunities exist for intensification on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0-0.25m

Site Reference	SP035	Settlement	Spalding
Site Name	Cradge Bank Industrial Estate	Site Area (Ha)	3.05
Address	Cradge Bank	Current use	B1, B2, B8, D1, D2 approx 30 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	Suitable		
Planning status	Existing employment site		
Location	Within Spalding 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 employment development.		
Environmental issues	The River Welland LWS adjoins the southern boundary of the site.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Each plot has direct access onto Cradge Bank, a local road, which is narrow and windy in places and may prove problematic for large vehicles turning. Traffic is likely to use Little London Bridge which can be congested at peak times. The site is 2km from the A16, a major north-south route and vehicles would pass residential areas.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 130m of the site. The site is within 2km of the A16. The site is within the Spalding 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 a predominantly residential area. Area is generally in mixed quality. Residential properties about the site which could be affected by noise, odour and light levels.		
Internal environment	Space within each plot to ensure vehicles can turn and manoeuvre. Space within each plot for car parking - mix of surface/unsurfaced. Some on street parking evident. Mature trees exist on some boundaries, a landscape bund also exist on the southern boundary with the River Welland.		
Market signals	An established employment site. Mixed condition, average vacancy levels. Previously high vacancy levels which have become occupied by non B Class development. This indicates that there may not be the demand for employment uses in this location. Site actively managed and marketed.		
Development opportunities	No known constraints that could render redevelopment/intensification unviable, as infrastructure and highways provided to the site. Future development would have to be mindful of adjoining sensitive occupiers.		
Developable	Developable	Flood risk	FZ3a, no hazard, no depth

Site Reference	SP036	Settlement	Spalding
Site Name	Stumps Lane	Site Area (Ha)	1.16
Address	Stumps Lane	Current use	B1, B2, B8 use, 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	Existing employment site	
	Location	244m from Spalding settlement boundary	
	Site Characteristics	It is not agricultural land, and the majority of the site is previously developed. The site has some amenity value with a large grassed area to the frontage. It is currently occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Stumps Lane, a narrow local road which provides access via the Springfields Retail Outlet. The site is 1km from the A16, a major north-south route. No need to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 850m of the A16. The site is within 244m of the Spalding 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 countryside location. Area is generally in average 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 larger vehicles can turn and manoeuvre. Parking on site. Landscaping and hedging at entrance, mature trees on some boundaries, large grassed area to southern boundary.	
	Market signals	An established small scale site in a predominantly rural location. Actively managed. Average vacancy levels. Several occupiers. Evidence of recent investment indicates owners intend to promote small scale employment uses 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. Opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SP037	Settlement	Spalding
Site Name	Spalding Power Station	Site Area (Ha)	11.4
Address	West Marsh Road	Current use	Sui generis 12 units and supporting infrastructure
Availability	There are no known legal or ownership issues.		
Achievability	Any 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		
Location	Within Spalding 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 employment development.		
Environmental issues	Vernatts Drain LWS adjoins the western boundary. Pinchbeck Marsh LWS is within 150m of the northern boundary.		
Heritage issues	No national or local heritage designations nearby.		
Highways	Direct access onto West Marsh Lane, a good quality local road. The site is 436m from the A16, a major north-south route. No need to pass residential areas or town centres.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. A dedicated cyclepath passes the site. Bus stops are within 788m of the site. The site is within 436m of the A16. The site is within the Spalding built-up area (settlement boundary) and is within a strategic employment allocation (SP001). The site has the potential to be accessible by a range of employees.		
External environment	An established employment allocation within a strategic employment allocation. The scale of the development means it is highly visible from distance. Area is generally in good condition. No residential properties are near the site.		
Internal environment	Space on site to ensure vehicles can turn and manoeuvre. Dedicated parking on site. Mature trees, hedging and fencing along all boundaries. Landscaping at entrance.		
Market signals	An established employment allocation. Actively managed. No vacant units. One occupier - power station. Evidence of recent investment indicates demand for power generation use in this location.		
Development opportunities	No known constraints that could render intensification of the site for power generation unviable, as infrastructure & highways provided to the site. Redevelopment for other employment could be difficult (the power station would need to be decommissioned & replaced). Contamination could be an issue.		
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SP039	Settlement	Spalding
Site Name	Flamingo Flowers	Site Area (Ha)	4.64
Address	Rangell Gate	Current use	B1, B2, B8 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	Unsuitable		
	Planning status	Existing employment site	
	Location	542m from Spalding 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 employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated shared access onto Rangell Gate, a local road. The site is 899m from the A16, a major north-south route and vehicles would pass residential properties.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 899m of the A16. The site is within 542m of Spalding 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 locally on a well-used road in a countryside location. Area is generally in good condition. Residential properties 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 to frontage. Few mature trees exist on the boundaries. Landscaping at entrance.	
	Market signals	An established employment site. Site could form a critical mass of B Class development, with the adjoining site to the north. One occupier - Flamingo Flowers. Property has recently changed owners indicating demand for employment use in this location. Actively managed. 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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0-0.25m

Potential Employment Sites

Site Reference	SP001	Settlement	Spalding
Site Name	Wardentree Lane	Site Area (Ha)	182.9
Current use	A1, B1, B2, B8, D1, D2, sui generis, agricultural land	Available land (ha)	34.67
Proposed employm	B1, B2, B8	Net available land (ha)	31.2
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for employment use. Values are likely to be moderate & opening-up infrastructure costs will vary: the extension is to be higher than infill plots. If it is allocated there is a high prospect that it would be developed starting 2017-2021 (with pp) & 2022-2036 for the rest.		
Suitability	Suitable		
Planning status	Allocation in SHDC Local Plan. Commitments: H14-0783-15, H14-0952-09, H14-0816-16, H14-07		
Location	Within Spalding settlement boundary		
Site Characteristics	Part of the site has some amenity value owing to it being open, farmed grade 1 agricultural land, but most of the site is previously developed so has little intrinsic amenity value and is mostly occupied by employment development		
Environmental issues	Vernatts Drain LNR/Spalding Cemetery LWS abut the SW boundary, Vernatts Drain LWS bisects the site, River Welland LWS abuts the SE boundary & Blue Gowt Drain LWS abuts the NE boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	The extension will extend into the countryside to the north which will inevitably have an adverse impact upon the character & appearance. This has PP so the principle of development has been accepted in this location -development on this scale offers opportunities to mitigate such impacts.		
Highways	Wardentree Lane, Enterprise Way & West Marsh Road act as dedicated spine roads & as access for businesses/land. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Available land will require new access & the northern extension may require a new spine road. The site is adjacent to the A16, a major north-south route.		
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. Dedicated cyclepaths run through the site. A bus service runs through the site. The site is adjacent to the A16. The site is within Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A high profile site with a 380m frontage to the A16. Site is mostly in good condition. The site is within Spalding built-up area so would have good access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use. Adverse impacts from proximity to the A16 could be mitigated.		
Internal environment	A relatively flat irregular shaped site. Infrastructure will need upgrading to accommodate development. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business & would need to accommodate a specific use(s). On street parking is evident in places.		
Market signals	A high profile established employment allocation, accommodating a good critical mass of B Class development and employment generating uses. Plots actively marketed and sites actively managed.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. The market potential for development of this site for employment use is considered to be high.		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5m-1m

Site Reference	SP002	Settlement	Spalding
Site Name	Lincs Gateway, Barrier Bank	Site Area (Ha)	23.8
Current use	B1, A3, A4, B2, B8, agricultural land, construction site	Available land (ha)	3.7
Proposed employm	B1, A3, A4, B2, B8	Net available land (ha)	2.96
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for B1 employment use, but low for B2, B8. Values are likely to be low, and opening-up infrastructure costs will be high (including highways and utilities). If it is allocated there is a high prospect that it would be developed starting 2017-2021 for the southern site and 2022-2036 for the rest.		
Suitability	Suitable		
Planning status	H16-0009-14 Proposed business park, hotel, public house/restaurant, conference and function		
Location	1.4km from Spalding settlement boundary		
Site Characteristics	The site has some amenity value owing to it being mostly open, farmed grade 2 agricultural land, but some is under construction for mixed-use development.		
Environmental issues	Cowbit Wash SSSI is within 175m of the south-western boundary. Cowbit Wash North LWS is within 100m of the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Will create an employment area in a countryside location which will inevitably have an adverse impact upon the character & appearance. SP002 has PP - the principle of development has been accepted in this location -development on this scale offers opportunities to mitigate such impacts.		
Highways	The B1173 bisects the site; two spine roads will be required to support each site - the western spine road is constructed. The site is 215m from the A16, a major north-south route so 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, but not by foot and public transport. The site is within 215m of the A16. The site is within 1.4km of Spalding built-up area (settlement boundary). The site has the more limited potential to be accessible by a range of employees.		
External environment	High profile site with a 425m frontage to the A16. Site in good condition. The site is within 1.4km of the Spalding built-up area so would have poor access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use. Adverse amenity impacts from the A16 can be mitigated by design.		
Internal environment	A relatively flat irregular shaped site. Infrastructure will need significantly upgrading. Trees in places along some boundaries. Space for manoeuvring/servicing & parking would need to be provided for each vacant plot to accommodate a specific use(s).		
Market signals	A potentially high profile site, capable of accommodating a good mass of B Class development/employment generating uses. Site actively marketed. Site area reduced to reflect promoters submissions - request for housing in the northern part of the eastern site to aid delivery shows that there is not sufficient interest from the market to develop the site wholly as consented.		
Development opportunities	No known constraints that could render development of unviable: access & utilities provided to the boundary. The site has PP for mixed use. Access, utilities, water & foul water, surface water drainage & flood mitigation may need upgrades. Market potential for B1 use is considered to be high (evidenced by recent PP) but low for B2, B8 (owing to the promoters indicating their re-location to SP012).		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	SP010	Settlement	Spalding
Site Name	Land to the east of South Drove	Site Area (Ha)	0.8
Current use	B8	Available land (ha)	0.8
Proposed employm	B1, B2, B8	Net available land (ha)	0.72
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and access issues are likely to prevent an acceptable scheme being agreed. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Partly within and adjacent to Spalding 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 heritage designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.		
Highways	The opening onto Spalding Drove looks to be large enough for only a private carriageway so may not be suitable for business related use. The site is 1.4km from the A16, a major north-south route with no need 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 are within 319m of the site. The site is 1.4km from the A16. The site is adjacent to the Spalding built-up area (settlement boundary). The site has the more limited potential to be accessible by a range of employees.		
External environment	Low profile site in a predominantly residential area with no frontage. Site in poor condition. The site is partly within/adjacent to Spalding built up area so would have some access to amenities. Residential properties could be affected by noise, odour and light - likely impact would depend upon the proposed use.		
Internal environment	A relatively flat small, rectangular shaped site. It is anticipated that infrastructure may need upgrading/extending to accommodate development on site. Mature trees are evident along the southern boundaries. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site to the rear of residential properties, in a residential area, is not a strategic scale or is not capable of accommodating a critical mass of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment development would not be achievable.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1m-2m

Site Reference	SP011	Settlement	Spalding
Site Name	Millfield Nursery, Spalding Common	Site Area (Ha)	4.7
Current use	A1, B2, C3a, glasshouses, paddock	Available land (ha)	4.7
Proposed employm	B1, B2, B8	Net available land (ha)	3.76
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 will be low (including highways and utilities). If it is allocated there is a low prospect that it would be redeveloped. If it is allocated there is a low prospect that it would be redeveloped starting by 2022-2036.		
Suitability	Suitable		
	Planning status	H16-0668-16 outline planning application for residential development	
	Location	Within Spalding settlement boundary	
	Site Characteristics	It is not agricultural land and is mostly 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	The site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.	
	Highways	Redevelopment of this site would be feasible with access from Spalding Common. Cradge Bank Road would not be suitable to provide access to this site. 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 and by foot. Bus stops are within 95m of the site. The site is 2.4km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A low profile site in a predominantly residential area, to the rear of properties. Site is in good condition. The site is within Spalding built up area so would have 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 rectangular shaped site. It is anticipated that infrastructure may need upgrading to accommodate development on site. Mature trees along the boundaries, landscaping to the frontage. Space for manoeuvring/servicing & parking would need to be provided for each vacant plot to accommodate a specific use(s).	
	Market signals	A low profile site to the rear of residential properties, in a residential area, could accommodate a good mix of B Class development. Not actively marketed.	
	Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the units on site. 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 is considered to be low.	
Developable	Developable	Flood risk	FZ2, danger for most, 0.5m-1.0m

Site Reference	SP012	Settlement	Spalding
Site Name	Clay Lake, Spalding Drove	Site Area (Ha)	36.9
Current use	B1, B2, B8, agricultural land	Available land (ha)	18.3
Proposed employm	B1, B2, B8	Net available land (ha)	14.6
Availability	There are no known legal or ownership issues.		
Achievability	Moderate achievability for employment use. Values are likely to be low, and opening-up infrastructure costs will be moderate (including highways and utilities). If it is allocated there is a moderate prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	PP for H16-0347-11 exists for 4.9ha of existing built area and 5.14ha to the east for redevelopm		
Location	107m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value owing to it being mostly open, farmed grade 2 agricultural land, but some is previously developed.		
Environmental issues	Arnolds Meadow LNR is within 290m of the northern boundary. Coronation Channel LWS adjoins the northern part of the site.		
Heritage issues	No national or local heritage designations nearby.		
Character	The extension will extend the existing footprint into the countryside east which will inevitably have an adverse impact upon character & appearance. Part of this has PP so the principle of development has been accepted in this location - development on this scale offers opportunities to mitigate such impacts.		
Highways	Each plot has access onto Spalding Drove: this is in poor condition with a high proportion of HGVs. More heavy use would need to be carefully considered. Internal access is disjointed in places but acceptable. The eastern extension provides a dedicated access onto the A16 which could help traffic flows. Only the spur exists. The site is adjacent to the A16, a major north-south route.		
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. Bus stops are within 530m of the site. The site is adjacent to the A16. The site is within 107m of Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	High profile with a 600m frontage to the A16. Site is mostly in good condition. The site is within 107m of the Spalding built-up area so has good access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon the use. Adverse impacts from the A16 could be mitigated.		
Internal environment	A relatively flat irregular shaped site. Infrastructure will need significantly upgrading to accommodate development. Landscaping varies by plot. Space for manoeuvring/servicing & parking is provided for each business but would need to be provided for each vacant plot to accommodate a specific use(s).		
Market signals	A site with the potential to become high profile, is capable of accommodating a good critical mass of B Class development. Part of the site has planning consent indicating that development could lead to enhancement of existing units on site which would be beneficial. Plots actively managed.		
Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. Part of the site has PP for employment. Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Electricity lines cross the southern part of the site - with careful design adverse impacts could be mitigated. The market potential for development of this site		
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	SP013	Settlement	Spalding
Site Name	Land to the south of Holbeach Road	Site Area (Ha)	5.33
Current use	C1, agricultural land	Available land (ha)	4.76
Proposed employm	B1, B2, B8	Net available land (ha)	3.8
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 high (including highways and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	401m from Spalding settlement boundary		
Site Characteristics	Most of the site has some amenity value owing to it being open, farmed grade 1 agricultural land, but part of the site is previously developed so 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	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character).		
Highways	Needs new access onto the A16: the Highways Authority would be unlikely to agree to this. The A151 to the north experiences long tail-backs from the A16 roundabout, which has possibly contributed to a high level of collisions at the access to the PFS as drivers go for gaps that are not safe. More movements would exacerbate that problem.		
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 but would involve crossing the A16. Bus stops are within 545m of the site. The site would need to create a new access. The site is within 401m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of commerical uses, in a predominantly rural location. Site in good condition. The site is severed from Spalding built up area by the A16 so would have limited access to amenities. A guesthouse could be affected by noise, odour & light -likely impact would depend upon the proposed use.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development on site. Mature trees on the north east boundary. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site to the rear of a guesthouse, employment use and open land, in a predominantly rural location, could accommodate a good mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment development would not be viable particularly as it is likely that utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be significantly 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, danger for most, 0.5m-1.0m

Site Reference	SP014	Settlement	Spalding
Site Name	Land to the east of Willow Walk	Site Area (Ha)	0.54
Current use	B2	Available land (ha)	0.54
Proposed employm	B1, B2, B8	Net available land (ha)	0.48
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, site clearance and utilities). 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 Spalding 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	Development of the site could have adverse impacts on the Spalding Conservation Area located adjacent to part of the south-eastern facing boundary of the site. Any such impacts could be prevented by careful design, particularly along this section of the boundary facing the Conservation Area.	
	Character	Acceptable - the site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.	
	Highways	Direct unmade access onto Willow Walk a local road. The site is 1.6km 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 677m of the site. The site is 1.6km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	A small scale, low profile site with no frontage, in a predominantly residential area. Site in poor condition. The site is within Spalding built up area so would have good access to amenities. Residential properties 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 would need upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).	
	Market signals	A low profile site to the rear of residential properties, in a predominantly residential area, is not capable of accommodating a good mix of B Class development. Not actively marketed.	
	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 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 most, 1-2m

Site Reference	SP015	Settlement	Spalding
Site Name	Land to the north of Burr Lane	Site Area (Ha)	0.26
Current use	Pasture	Available land (ha)	0.26
Proposed employm	B1, B2, B8	Net available land (ha)	0.23
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 high (including highways and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	674m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is open grade 2 land but it is not farmed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development		
Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.		
Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 747m from the A16, a major north-south route but vehicles would not need to pass residential areas or 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, but not by foot or public transport. The site is 747m from the A16. The site is within 674m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A small scale, low profile site within a predominantly rural location. Site in average condition. The site is within 674m of Spalding built up area so would have limited access to amenities. Residential properties adjoin 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 small rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. No landscaping evident. 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, in a predominantly rural area, not capable of accommodating a good mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment would not be achievable particularly as it is likely that utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP016	Settlement	Spalding
Site Name	Land to the north of Burr Lane	Site Area (Ha)	0.33
Current use	B8, vacant land	Available land (ha)	0.33
Proposed employm	B1, B2, B8	Net available land (ha)	0.29
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 high (including highways and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	538m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is partly open grade 2 land, but it is not farmed and part is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development		
Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.		
Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 977m from the A16, a major north-south route but vehicles would not need to pass residential areas or 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, but not by foot or public transport. The site is 977m from the A16. The site is within 538m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A small scale, low profile site within a predominantly rural location. Site in average condition. The site is within 538m of Spalding so would have limited access to amenities. Residential properties could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat small rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. No landscaping evident. 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, in a predominantly rural area, not capable of accommodating a good mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment would not be viable particularly as utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.5m

Site Reference	SP017	Settlement	Spalding
Site Name	Land to the north of Burr Lane	Site Area (Ha)	1.77
Current use	Pasture	Available land (ha)	1.77
Proposed employm	B1, B2, B8	Net available land (ha)	1.41
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 high (including highways and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	715m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is open grade 2 land, but it is not farmed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development		
Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.		
Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 499m from the A16, a major north-south route but vehicles would not need to pass residential areas or 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, but not by foot or public transport. The site is 499m from the A16. The site is within 715m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A relatively small low profile site in a predominantly rural location. Site in average condition. The site is within 715m of Spalding built up area so would have limited access to amenities. Residential properties could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees evident on the western boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly rural area, not capable of accommodating a good mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment development on this site would not be viable particularly as it is likely that utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contamination may exist & require further investigation. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP018	Settlement	Spalding
Site Name	Land to the north of Burr Lane	Site Area (Ha)	2.16
Current use	B8, C3a, sui generis, paddocks, pasture	Available land (ha)	2.16
Proposed employm	B1, B2, B8	Net available land (ha)	1.72
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 high (including highways, site clearance and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
	Planning status	No pp or allocation	
	Location	567m from Spalding settlement boundary	
	Site Characteristics	The site has some amenity value as it is partly open grade 2 land, but it is not farmed. Part of the site is previously developed.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development	
	Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.	
	Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 499m from the A16, a major north-south route but vehicles would not need to pass residential areas or 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, but not by foot or public transport. The site is 499m from the A16. The site is within 567m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	A low profile site within a predominantly rural location. Site is in good condition. The site is within 567m of Spalding built up area so would have limited access to amenities. No residential properties nearby.	
	Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature tree belts evident on all boundaries. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).	
	Market signals	A low profile site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed.	
	Development opportunities	Access constraints are likely to mean that employment would not be viable particularly as utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for B Class development is considered to be low.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP019	Settlement	Spalding
Site Name	Land to the north of Holbeach Road	Site Area (Ha)	17.1
Current use	Agricultural land	Available land (ha)	17.1
Proposed employm	B1, B2, B8	Net available land (ha)	13.6
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 high (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	H16-0059-06 for motel refused		
Location	487m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and farmed grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character).		
Highways	Would need a new access onto the A151, a major east-west route. The A151 to the south of the site experiences tail-backs from the A16 roundabout daily, which could contribute to a high level of collisions at the PFS access as drivers go for gaps that are not safe. More movements on this section of the A151 would be likely to exacerbate that problem.		
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 are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon use.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile strategic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SP020	Settlement	Spalding
Site Name	Land to the north of Bourne Road	Site Area (Ha)	1.9
Current use	Disused agricultural buildings, grassland	Available land (ha)	1.9
Proposed employm	B1, B2, B8	Net available land (ha)	1.52
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	No pp or allocation		
Location	921m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is mostly open, farmed grade 1 land. Part of the site is previously developed.		
Environmental issues	Vernatts Drain LWS adjoins the northern boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - From the south it has a relatively small undeveloped frontage & development would have little impact. From the north, the site has a countryside appearance which would inevitably be changed by development, but the site is contained by development & strong physical features (Vernatts Drain).		
Highways	The site appears to have two existing access points onto Bourne Road. Both are wide enough for only private drives rather than adoptable roads which may be acceptable depending upon the use. The site is 5.1km from the A16, a major north-south route and vehicles would pass residential properties 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 198m of the site. The site is 5.1km from the A16. The site is within 921m of the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly rural location with no frontage. Site in good condition. The site is within 921m of Spalding built up area so would have limited access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees are evident around the agricultural buildings. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site, although access may be restricted by use. 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 is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	SP021	Settlement	Spalding
Site Name	366 Bourne Road	Site Area (Ha)	1.34
Current use	Horticultural buildings	Available land (ha)	1.34
Proposed employm	B1, B2, B8	Net available land (ha)	1.07
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, site clearance and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	1km from Spalding settlement boundary		
Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value.		
Environmental issues	Vernatts Drain LWS adjoins the northern boundary.		
Heritage issues	The site abuts the eastern boundary of the curtilage of a grade II listed building (Pode Hole). The site will be visible from within Mon019. The immediate setting of Pode Hole however no longer reflects its historic setting and is not therefore a key component of its significance in the modern day. On balance the impact on the heritage asset at this location is considered minor.		
Character	Acceptable - from the south it has a relatively small undeveloped frontage & development would have little impact. From the north, the site has a countryside appearance which would be greatly changed by development, but the site is contained by development & by strong physical features (Vernatts Drain).		
Highways	Only the eastern access looks to be wide enough and then it may not be suitable for an intensive employment use. Small scale development of this access may be suitable. The site is 5.3km from the A16, a major north-south route but vehicles would pass 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 291m of the site. The site is 5.3km from the A16. The site is within 1km of the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of existing properties within a predominantly rural location. Site in good condition. The site is within 1km of Spalding built up area so would have limited access to amenities. Residential properties could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees are evident on the eastern and southern boundaries. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site, although access may be restricted by use. 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 is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0.25-0.50m

Site Reference	SP022	Settlement	Spalding
Site Name	Former Royal Mail Sorting Office, The Crescent	Site Area (Ha)	0.1
Current use	Sui generis	Available land (ha)	0.1
Proposed employm	B1	Net available land (ha)	0.1
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 site clearance and utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Spalding 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	Development of the site could have adverse impacts on the Spalding Conservation Area within whihc the site lies. Any such impacts could be prevented by careful design, particularly along the road frontage.	
	Character	Acceptable - redevelopment could secure environmental improvements	
	Highways	Direct access onto The Crescent. The site is 1.8km from the A16, a major north-south route but vehicles pass 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 45m of the site. The site is 1.8km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	A town centre site in poor condition. The site is within Spalding built up area so would have good access to amenities. Residential properties adjoin 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 rectangular shaped small site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).	
	Market signals	A reasonable profile site, in the town centre, not capable of accommodating a mix of B Class development. Actively marketed for a reasonable period with no apparent interest for employment use indicating the demand may be low in this location.	
	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 may need to be upgraded for new development. Site clearance would also be required. The market potential for development of this site for employment use is considered to be low.	
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	SP023	Settlement	Spalding
Site Name	Land to the east of Spalding Common	Site Area (Ha)	0.54
Current use	B1, B2	Available land (ha)	0.54
Proposed employm	B1, B2, B8	Net available land (ha)	0.48
Availability	There are no known legal or ownership issues.		
Achievability	The planning permission for the site indicates a residential scheme, therefore the site is not available for employment development.		
Suitability	Unsuitable		
Planning status	H16-1095-13 Residential development - erection of detached house		
Location	Partly within and adjacent to Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is partly open grade 1 land. Part of the site is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - redevelopment could secure environmental improvements		
Highways	Direct access onto South Drove, a local road, which may be problematic for larger vehicles. The site is 1.6km from the A16, a major north-south route but vehicles would pass residential areas to access the A16.		
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 234m of the site. The site is 1.6km from the A16. The site is partly within/adjacent to the Spalding 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 Spalding built up area so would have 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 small, flat rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees & hedgerows on the north & south boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly residential area and is not capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	The planning permission for the site indicates a residential scheme, therefore the site is not available for employment development.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP024	Settlement	Spalding
Site Name	Land to the west of Spalding Drove	Site Area (Ha)	12
Current use	B1, B8, horticultural buildings, agricultural	Available land (ha)	12.00
Proposed employm	B1, B2, B8	Net available land (ha)	9.60
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 high (including site clearance, access and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Partly within/partly adjacent to Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is partly open, farmed grade 2 land, and part is treed and a small part of the site is previously developed.		
Environmental issues	The Coronation Channel LWS adjoins the northern boundary and the River Welland LWS is within 15m of the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would extend the built form east creating a large and incongruous group of buildings within an area of predominantly countryside character.		
Highways	Cowbit Road is wide enough, has a footway & the access point has suitable visibility with the demolition of the Slooten building. Spalding Drove is not suitable - it is in poor condition, has a substantial watercourse, has no footways, street lighting & a high proportion of HGVs. The site is 2.1km from the A16, a major north-south route - 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 within 100m of the site. The site is 2.1km from the A16. The site is partly within and partly adjacent to the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential/commercial properties. Site is in good condition. The site is partly within Spalding built up area so would have access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light - likely impact would depend upon the proposed use.		
Internal environment	A relatively large, flat irregular shaped site. Infrastructure would need significantly upgrading. Mature trees next to the Coronation Channel & within the central part of the site. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, although significant upfront investment is likely to be required to provide improvements to access, utilities, water and foul water improvements, surface water drainage and flood mitigation to accommodate new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	SP025	Settlement	Spalding
Site Name	Land to the east of Spalding Common	Site Area (Ha)	0.66
Current use	C3a, paddock	Available land (ha)	0.66
Proposed employm	B1, B2, B8	Net available land (ha)	0.59
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 high (including access and site clearance). If it is allocated there is a low prospect that it would be redeveloped. 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	Partly within/partly adjacent to Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is partly open grade 1 land. Part of the site is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable		
Highways	Access would need to be provided to Spalding Common, a local road and would involve the demolition of a property. The site is 1.7km 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 and by foot. Bus stops are within 162m of the site. The site is 1.7km from the A16. The site is partly within and partly adjacent to the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly residential area. Site is in good condition. The site is partly within Spalding built up area so would have 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 small, flat rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees & hedgerows on the east & south boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly residential area, is not capable of accommodating a mix of B Class development. Not actively marketed.		
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 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 most, 1-2m

Site Reference	SP026	Settlement	Spalding
Site Name	Land to the north of Burr Lane	Site Area (Ha)	0.92
Current use	C3a, horticultural, paddock	Available land (ha)	0.92
Proposed employm	B1, B2, B8	Net available land (ha)	0.82
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 high (including highways, site clearance and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	528m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is open grade 2 land, but it is not farmed. It is partly previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development		
Character	Acceptable - redevelopment could secure environmental benefits		
Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 810m from the A16, a major north-south route but vehicles would not need to pass residential areas or 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, but not by foot or public transport. The site is 810m from the A16. The site is within 528m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A small scale, low profile site within a predominantly rural location. Site in average condition. The site is within 528m of Spalding built up area so would have limited access to amenities. Residential properties could be affected by noise, odour and light - likely impact would depend upon the proposed use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees evident in the garden of the dwelling. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly rural area, not capable of accommodating a good mix of B Class development. Not actively marketed.		
Development opportunities	Access constraints are likely to mean that employment would not be achievable particularly as it is likely that utilities, water & foul water improvements, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1.0m

Site Reference	SP027	Settlement	Spalding
Site Name	Land between Cowbit Road and Spalding Drove	Site Area (Ha)	26.5
Current use	C3a, agricultural and horticultural	Available land (ha)	26.5
Proposed employm	B1, B2, B8	Net available land (ha)	21.2
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 high (including site clearance, flood mitigation, access and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Partly within and partly adjacent to Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is mostly open, farmed grade 2 land. Part of the site is previously developed.		
Environmental issues	The River Welland LWS is within 20m of the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would extend the built form east creating a large and incongruous group of buildings within an area of predominantly countryside character.		
Highways	The site's frontage to Cowbit Road appears to be wide enough to provide a safe and suitable access into this land. The site is 1.8km 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 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. Bus stops are within 252m of the site. The site is 1.8km from the A16. The site is partly within and partly adjacent to the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site mostly to the rear of residential/commercial properties. Site is in good condition. The site is partly within Spalding built up area so would have 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 large, flat rectangular shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development. Mature trees on the field boundaries in the western part of the site. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, capable of accommodating a mix of B Class development. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, although significant upfront investment is likely to be required to provide improvements to access, utilities, water and foul water improvements, surface water drainage and flood mitigation to accommodate new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP028	Settlement	Spalding
Site Name	Former Jewsons Premises, Roman Bank	Site Area (Ha)	0.5
Current use	B1, sui generis (cleared land)	Available land (ha)	0.5
Proposed employm	B1, B2, B8	Net available land (ha)	0.45
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 high (including highways, flood mitigation and utilities). 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 Spalding settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	The River Welland LWS adjoins the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - redevelopment could secure environmental benefits		
Highways	Access would need to be provided onto Roman Bank a local road. The site is 890m from the A16, a major north-south route and vehicles would need to pass through 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 108m of the site. The site is 890m from the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site within a mostly residential area. Site is in good condition. The site is within Spalding 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 small, flat triangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, not capable of accommodating a mix of B Class development. Not actively marketed.		
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 may need to be upgraded for new development. Contaminated land may exist. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	SP029	Settlement	Spalding
Site Name	Land to the south of Childers South Drove	Site Area (Ha)	11.27
Current use	B1, agricultural, horticultural	Available land (ha)	11.27
Proposed employm	B1, B2, B8	Net available land (ha)	9.01
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 high (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	No pp or allocation		
Location	108m from Spalding settlement boundary		
Site Characteristics	The site has some amenity value as it is mostly open, farmed grade 2 land. Part of the site is previously developed.		
Environmental issues	Arnolds Meadow LNR is within 10m of the northern boundary. The Coronation Channel LWS adjoins the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - on its own the site would have harmful effects upon the character of the area and would create an intrusion into an area with countryside character. However should the site be developed alongside SP012 to the south, it is likely that unacceptable impacts could be mitigated.		
Highways	Childers South Drove is a narrow local road, in poor condition in places, with no footways or street lighting and would be unsuitable as access to the site. It is unlikely that a second access onto the A16 would be acceptable in close proximity to the newly provided spur for SP012 - access via a new spine road from SP012 to the south could be acceptable. The site adjoins 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, but not by foot or public transport. The site adjoins the A16. The site is within 108m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A high profile site with a 287m frontage to the A16. Site in average condition. The site is within 108m of the Spalding built up area but has poor accessibility to amenities. No residential properties nearby. Adverse impacts from the A16 upon the amenity of future occupiers - could be mitigated through design.		
Internal environment	A relatively flat square shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development. Trees & hedgerows on the north & west boundaries & on site. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating a mass of B Class development with SP012 to the south. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, although significant upfront investment is likely to be required to provide improvements to access, utilities, water and foul water improvements, surface water drainage and flood mitigation to accommodate new development. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ3a, danger most, 1-2m

Site Reference	SP038	Settlement	Spalding
Site Name	Spalding Power Station B, West Marsh Road	Site Area (Ha)	14.6
Current use	B1, B2, B8	Available land (ha)	11.00
Proposed employm	Sui generis	Net available land (ha)	9.9
Availability	There are no known legal or ownership issues.		
Achievability	High achievability for a power station related use. Values are likely to be moderate & opening-up costs are likely to be high (including site clearance, highways, flood mitigation & utilities). Remediation may be required. If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Commitment - H16-0241-09 Proposed 900MW CCGT Electricity Generating Station		
Location	Within Spalding settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	Vernatts Drain LWS adjoins the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	The site is within an existing employment allocation (SP001) and the adjoining SP037 contains a power station. Inevitably there will be an adverse visual impact, particularly from distance, with careful design this site should have minimal adverse impact upon the immediate character or appearance of the area.		
Highways	A new access would need to be provided onto West Marsh Lane, a good quality local road. The site is 1.1km from the A16, a major north-south route. No need 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 and by foot. A dedicated cyclepath passes the site. Bus stops are within 1.5km of the site. The site is within 1.1km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site within a strategic employment allocation adjoining an existing power station (SP037). Site is in average condition. The site is within the Spalding built up area so would have access to amenities. No residential properties nearby.		
Internal environment	A relatively flat triangular 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 to accommodate a specific use(s).		
Market signals	A low profile site, capable of accommodating a power station and would provide a mass of power generating uses with the adjoining SP037.		
Development opportunities	No known constraints that could render development of the site unviable for a power station, upfront investment is likely to improve access, utilities, water & foul water, surface water drainage & flood mitigation. The market potential for development of this site for a pwer station is high as pp exists for that use. Contamination may exist & should be investigated.		
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	SP040	Settlement	Spalding
Site Name	Land to the south of Wardentree Lane	Site Area (Ha)	0.62
Current use	Agricultural land	Available land (ha)	0.62
Proposed employm	B1, B2, B8	Net available land (ha)	0.55
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 (including highways and utilities). If it is allocated there is a high prospect that it would be developed starting 2017-2021.		
Suitability	Suitable		
Planning status	Call in - Proposed for employment use		
Location	Within Spalding 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	Acceptable - the available land is small-scale and contained by employment development on two sides and Wardentree Lane to the north - there would be no adverse impacts upon the character or appearance of the area.		
Highways	Direct access would need to be made onto Wardentree Lane, a good quality local road. The site is 1.4km 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, 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 (an off road cyclepath exists on Wardentree Lane) and by foot. Bus stops are within 563m of the site. The site is within 1.4km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A site at the entrance to the strategic SP001. Site in good condition. The site is within the Spalding built-up area so would have good access to amenities. A residential property adjoins 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 small scale rectangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A reasonable profile, small scale site, would add to the mass of B Class development with the adjoining SP001. 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 high.		
Developable	Developable	Flood risk	FZ3a, low hazard, 0m-0.25m

Site Reference	SP041	Settlement	Spalding
Site Name	Pode Hole Highways Depot, Bourne Road	Site Area (Ha)	1.19
Current use	B8	Available land (ha)	1.19
Proposed employm	B1, B2, B8	Net available land (ha)	1.07
Availability	The site is a fully operational depot which is not currently available.		
Achievability	Low achievability. Values are low, but opening-up infrastructure costs are likely to be high (including site clearance and decontamination). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	1.1km from Spalding settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	Vernatts Drain LWS is within 10m of the northern boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - its redevelopment will not harm the character or appearance of the area.		
Highways	The site has direct access onto Bourne Road, a good quality local road. The site is 5.1km 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 80m from the site. The site is within 5.1km of the A17. The site is within 1.1km of Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential properties. Site is in good condition. The site is within 1.1km of Spalding built up area so would have limited 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, rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited landscaping evident. 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, danger for most, 0.50-1.0m

Site Reference	SP042	Settlement	Spalding
Site Name	Land to the north of Burr Lane, Spalding	Site Area (Ha)	0.92
Current use	B8, sui generis	Available land (ha)	0.92
Proposed employm	B1, B2, B8	Net available land (ha)	0.82
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 high (including site clearance, highways and utilities). Remediation would be additional. If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	389m from Spalding settlement boundary		
Site Characteristics	It is not agricultural land and is partly previously developed. Part of the site has some amenity value containing mature trees.		
Environmental issues	New River LWS is 162m from the western boundary.		
Heritage issues	In significant Iron Age Romano British landscape, 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 Highway Authority comments that Burr Lane is not suitable to provide access to services and facilities for new employment development in this area. The site is 1km from the A16, a major north-south route and vehicles would not 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 but not by foot or public transport. The site is within 1km of the A16. The site is 389m from Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly rural area. Site is in poor condition. The site is 389m from Spalding built up area so would have 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, triangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees on the boundaries & in the eastern part of the site. Space for manoeuvring/servicing & 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	Access constraints are likely to mean that employment would not be viable particularly as it is likely that utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for employment use is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1.0m