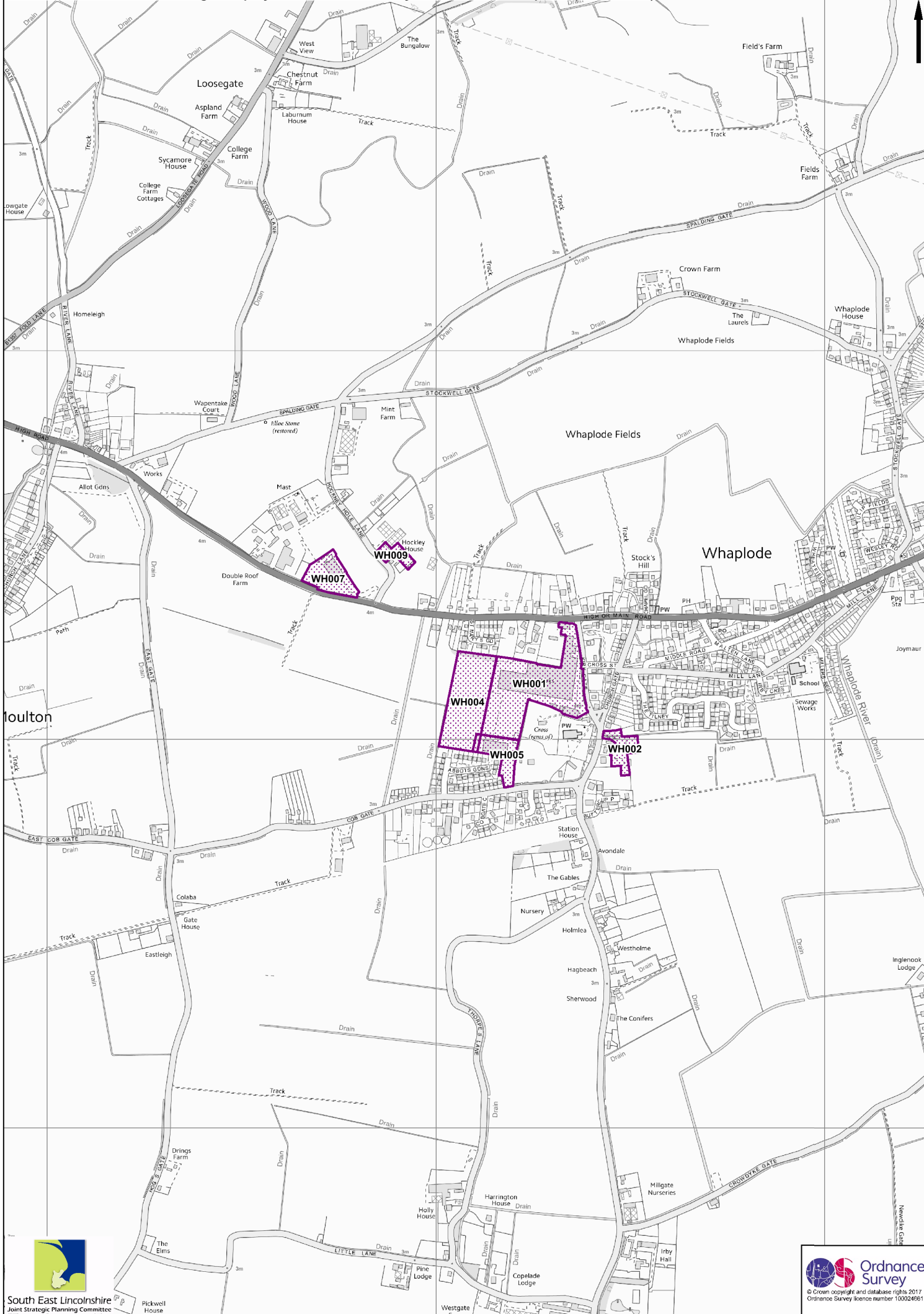


# South East Lincolnshire Strategic Employment Land Availability Assessment - Whaplode (March 2017)



# Existing Employment Sites

Site Reference	WH001	Settlement	Whaplode
Site Name	Whaplode Industrial Estate	Site Area (Ha)	4.05
Address	Kirk Gate	Current use	B2, B8, approx 21 units
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment/intensification works would be met from the owners finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the operation.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Whaplode settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the adjoining Grade I listed building.	
	Highways	Direct access onto Kirk Gate a local road providing access to the A151. The site is 3.5km from the A17, a major east-west route and vehicles would need to pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 140m of the site. The site is within 3.5km of the A17. The site is within Whaplode 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 high profile with a 42m 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 HGVs can access/egress, manoeuvre and reverse in to load. Unsurfaced parking on site. Depth mature trees and hedges provide buffers to sensitive uses to the north and south.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site but should be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ1, no hazard, no depth

<b>Site Reference</b>	WH002	<b>Settlement</b>	Whaplode
<b>Site Name</b>	Land to the east of Church Gate	<b>Site Area (Ha)</b>	0.57
<b>Address</b>	Church Gate	<b>Current use</b>	C3a, agricultural 1 unit
<b>Availability</b>	The site has planning permission for residential development so is not available for employment use.		
<b>Achievability</b>	Planning permission for residential use indicates that the site would not be a viable employment use.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	OPP H23-1082-14 for residential	
	<b>Location</b>	Within Whaplode settlement boundary	
	<b>Site Characteristics</b>	It is not agricultural land, and the site is previously developed. The site has lies to the rear of residential properties, and contains disused commercial premises. A TPO exists on site and the boundaries of the site are well treed.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct unmade access onto Church Gate, a local road passing between residential properties. The site is 3.6km from the A17, a major east-west route and vehicles would need to pass residential areas and the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 315m of the site. The site is within 3.6km of the A17. The site is within Whaplode built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	<b>External environment</b>	A former commercial site, with a low profile to the rear of residential properties. Residential properties about the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space on site to ensure vehicles can turn and manoeuvre. Some space for on site parking. Mature trees form the boundaries of the site.	
	<b>Market signals</b>	A small site in agricultural related use in a predominantly residential area. One occupier has vacated the site. The site has planning permission for residential use.	
	<b>Development opportunities</b>	The site has planning permission for residential use; it is considered that redevelopment would only take place for that use.	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ1, no hazard, no hazard

<b>Site Reference</b>	WH005	<b>Settlement</b>	Whaplode
<b>Site Name</b>	Land to the north of Cobgate	<b>Site Area (Ha)</b>	0.77
<b>Address</b>	Cobgate	<b>Current use</b>	B2, 1 unit
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Suitable		
	<b>Planning status</b>	Call in - Proposed for employment use	
	<b>Location</b>	Within Whaplode settlement boundary	
	<b>Site Characteristics</b>	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Dedicated access onto Cob Gate, a local road. The site is 3.9km from the A17, a major east-west route and vehicles would need to pass residential areas and the village centre.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 660m of the site. The site is within 3.9km of the A17. The site is within Whaplode built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile to the rear of residential properties. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Dedicated car park on site. Mature trees on the eastern and southern boundaries.	
	<b>Market signals</b>	An established employment site forms a good critical mass of employment uses with WH001 to the north. Actively managed. No vacant units. One occupier - Greens. Recent planning permissions and investment indicate demand for employment in this location.	
	<b>Development opportunities</b>	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ1, no hazard, no hazard

<b>Site Reference</b>	WH007	<b>Settlement</b>	Whaplode
<b>Site Name</b>	Chandlers Agricultural Equipment	<b>Site Area (Ha)</b>	0.95
<b>Address</b>	High Road	<b>Current use</b>	B1c, 1 unit
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Suitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	156m from Whaplode settlement boundary	
	<b>Site Characteristics</b>	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Dedicated access onto the A151. The site is 4.1km from the A17, a major east-west route and vehicles would need to pass residential areas and village centres to access the A17.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 329m of the site. The site is within 4.1km of the A17. The site is within 106m of Whaplode built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	<b>External environment</b>	An established commercial site, with a high profile locally with a 174m frontage to the A151. Area is generally in excellent condition. There are no affected neighbours.	
	<b>Internal environment</b>	Space on site to ensure vehicles can turn and manoeuvre. Space for on site parking. Mature trees and hedges form the boundaries of the site.	
	<b>Market signals</b>	An established small scale employment site in a predominantly rural location. Actively managed. No vacant units. One occupier - Chandlers.	
	<b>Development opportunities</b>	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification of the site.	
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ3a, no hazard, no hazard

<b>Site Reference</b>	WH009	<b>Settlement</b>	Whaplode
<b>Site Name</b>	Acast Industrial Flooring Ltd	<b>Site Area (Ha)</b>	0.31
<b>Address</b>	Hockney Lane	<b>Current use</b>	B1, B2, B8 3 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Suitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	97m from Whaplode settlement boundary	
	<b>Site Characteristics</b>	It is not agricultural land. The site has little intrinsic amenity value and is currently used for horticulture.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct unmade access onto Hockney Lane, a narrow local road which may prove problematic for larger vehicles. The site is 4.1km from the A17 a major east-west route and vehicles would need to pass residential areas and village centres.	
	<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 433m of the site. The site is within 4.2km of the A17. The site is within 97m of Whaplode built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile within a predominantly countryside location. There are no affected neighbours.	
	<b>Internal environment</b>	Some space on site to ensure vehicles can turn and manoeuvre. Some unsurfaced space for parking. Limited landscaping.	
	<b>Market signals</b>	An established small scale employment site in a rural location. Actively managed. No vacant units. One occupier - Acast. Recent planning permissions indicate demand for this use in this location.	
	<b>Development opportunities</b>	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification of the site.	
<b>Developable</b>	Developable	<b>Flood risk</b>	FZ3a, low hazard, 0-0.25m

# Potential Employment Sites



Site Reference	WH004	Settlement	Whaplode
Site Name	Land to the north of Abbots Garden	Site Area (Ha)	2.51
Current use	Agricultural land	Available land (ha)	2.51
Proposed employm	B1, B2, B8	Net available land (ha)	2.00
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 access, utilities). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	Call in - Proposed for employment use		
Location	Adjacent to Whaplode 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	Acceptable - the site is well contained by the village on three boundaries, one of which includes employment use. Development would not therefore harm the character or appearance of the area.		
Highways	No direct access to the site. A new access would need to be provided: Abbot's Gardens or St Mary's Gardens are residential cul-de-sacs and would be unacceptable, the new access would need to come through the WH001 or site to the north of Cobgate. The site is 4.2km from the A17, a major east-west 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 964m of the site. The site is within 4.2km of the A17. The site is adjacent to Whaplode 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 development. Site in good condition. The site is adjacent to Whaplode built up area so would have good access to amenities. Residential properties are in close proximity to the site so could be affected by noise, odour and light - 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 northern boundary. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a predominantly residential area capable of forming a mix of B Class development with WH001 to the east. 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, although access would need to be achieved. 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 uses is considered to be low.		
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard