

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



Wrangle Common



Existing Employment Sites

Site Reference	WR002	Settlement	Wrangle Common
Site Name	TB Containers	Site Area (Ha)	1.99
Address	Wrangle Bank	Current use	B1, 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 allocation	
	Location	Partly within and partly adjacent to Wrangle Common settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Unconstrained dedicated access onto Wrangle Bank and Broadgate, local roads. The site is 3.5km from the A52, a major east-west route and vehicles would need to pass through residential areas and village centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, and limited homes are accessible by foot, but not by public transport. The site is 3.5km from the A52. The site is partly within and partly adjacent to Wrangle Common built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment allocation, with a low profile within a predominantly village location. The area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space exists on site to ensure HGVs are able to turn and reverse to load. Space to park vehicles within the site. Establishing trees provide landscaping within the wider site.	
	Market signals	An established local employment allocation. Actively managed. No vacant units. One occupier - TB Containers. Evidence of recent investment indicates a demand for employment uses in this location.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1.0m