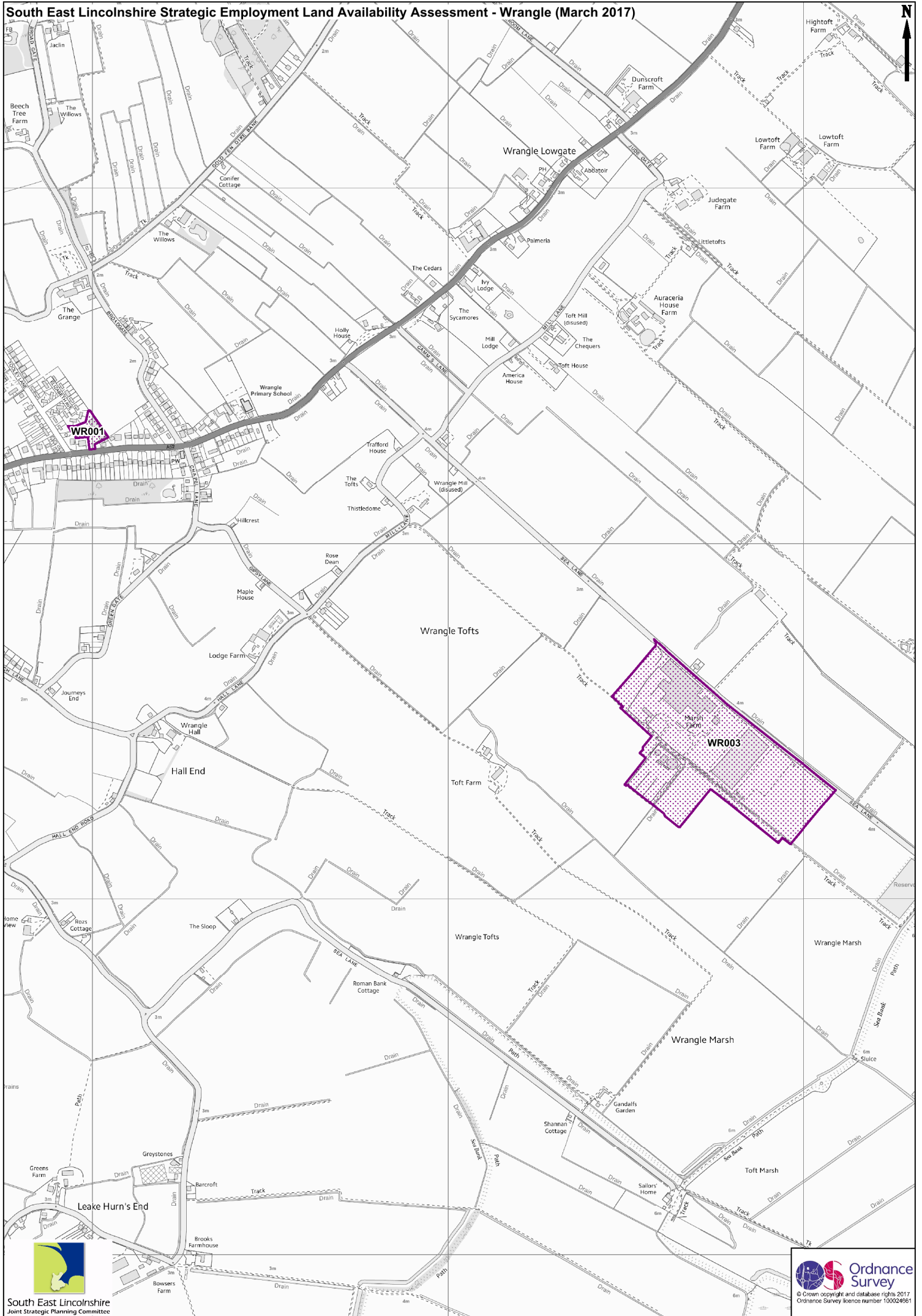


South East Lincolnshire Strategic Employment Land Availability Assessment - Wrangle (March 2017)



Existing Employment Sites

Site Reference	WR001	Settlement	Wrangle
Site Name	Main Road	Site Area (Ha)	0.51
Address	Main Road	Current use	B8, 2 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	No pp or allocation	
	Location	Within Wrangle settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct, unconstrained access onto the A52, a major east-west route, and vehicles will need to pass through 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 60m of the site. The site is adjacent to the A52. The site is within Wrangle 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 short 20m frontage to the A52 but within a predominantly residential area. 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. Limited landscaping evident.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - G Kime. The site has 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, low hazard, 0.25-0.5m

Site Reference	WR003	Settlement	Wrangle
Site Name	Staples Marsh Farm	Site Area (Ha)	16.7
Address	Sea Lane	Current use	B1, B2, B8 18 units and tanks
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, Commitment - 12/0231 Farm office and cold store	
	Location	1.1km from Wrangle 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	The Wash SSSI is within 940m of the southern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Sea Lane, a narrow local road. The site is 1.1km from the A52, a major east-west route and no need to pass through residential areas and village centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 1.1km from the A52. The site is 1.1km from Wrangle built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established low profile employment site within a predominantly countryside location. The 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 exists on site to ensure HGVs are able to turn and reverse to load. Dedicated space to park HGVs and vehicles within the site. Landscaping evident ojn the boundaries and landscape bunds evident on the western and southern boundaries.	
	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 all, 1-2m

Potential Employment Sites

Site Reference	OL005	Settlement	Wrangle
Site Name	Orchard House, Sea Dyke Lane	Site Area (Ha)	0.6
Current use	C3a, paddock	Available land (ha)	0.6
Proposed employm	B1, B2, B8	Net available land (ha)	0.54
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 low (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Commitment B/14/0341 COU to business (Class B1)		
Location	479m from Wrangle settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being 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 - development would be well-contained by mature trees along the western and eastern boundaries minimising views into the site which would ensure that the character and appearance of the area is not adversely affected.		
Highways	Direct access would need to be provided onto Sea Dyke Lane, a narrow local road, which could prove problematic for larger vehicles. The site is 46m from the A52, a major east-west route so 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 and by foot. Bus stops are within 100m of the site. The site is within 46m of the A52. The site is 479m from Wrangle built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	High profile site with 60m frontage to the A52. Site in good condition. The site is 479m from Wrangle so would have limited access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the A52 could be mitigated.		
Internal environment	A relatively flat triangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Mature trees are evident on most boundaries and within the site. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, not capable of accommodating a good mix of B Class development. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the units on site. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would need to be upgraded for new development. The market potential for development of this site for employment use in this location is considered to be low		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m