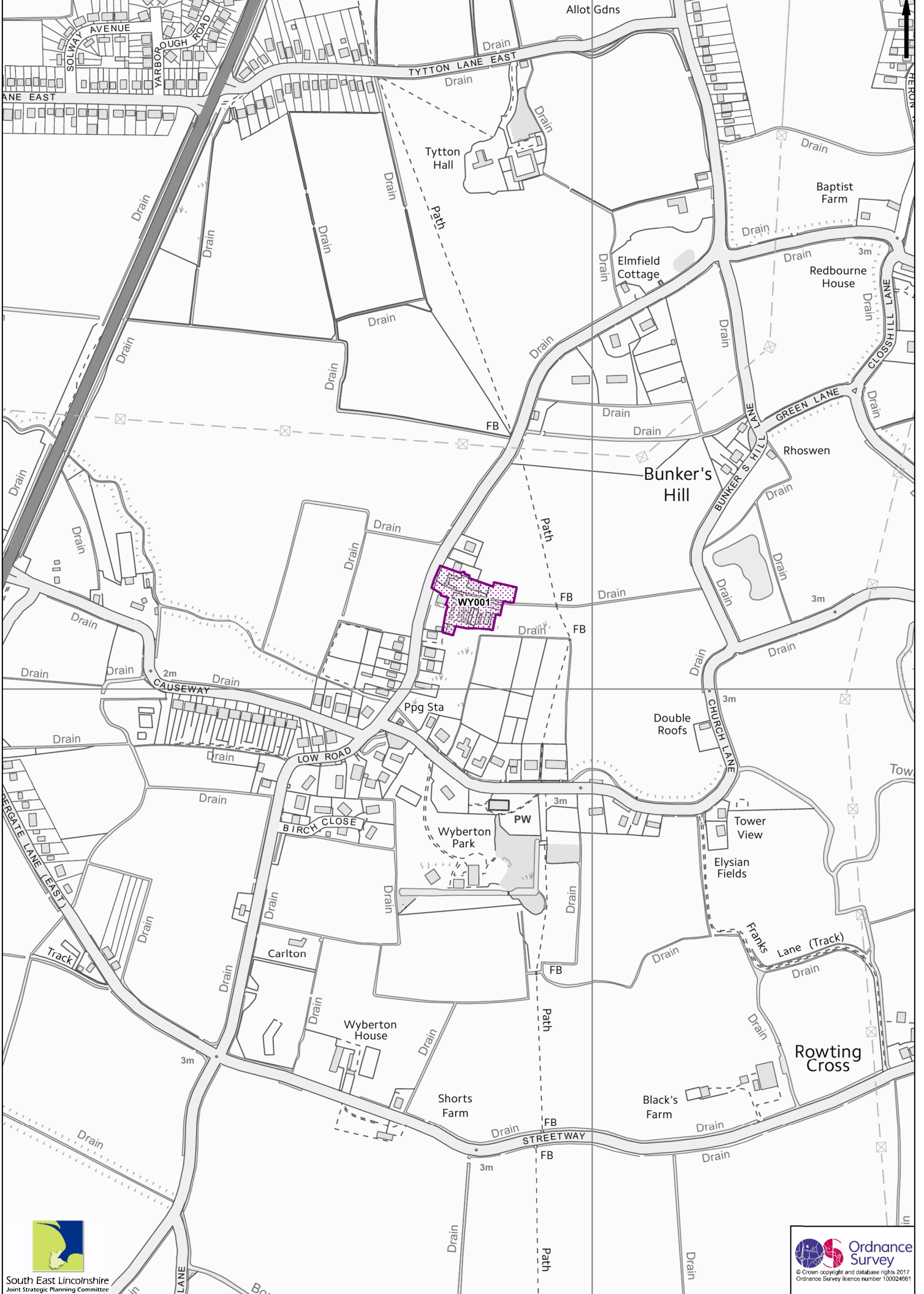


South East Lincolnshire Strategic Employment Land Availability Assessment - Wyberton Church End (March 2017)



# Existing Employment Sites

|                       |   |   |                                 |
|-----------------------|---|---|---------------------------------|
| <b>Site Reference</b> | WY001   | <b>Settlement</b>   | Wyberton Church End             |
| <b>Site Name</b>      | Land to the east of Low Road  | <b>Site Area (Ha)</b>   | 0.69                            |
| <b>Address</b>        | Low Road  | <b>Current use</b>  | B1, B2, B8 15 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>    | Unsuitable  |   |                                 |
|                       | <b>Planning status</b>  | No pp or allocation   |                                 |
|                       | <b>Location</b>   | Partly within/partly adjacent to Wyberton Church End 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>  | The southern part of the site is within Wyberton Church End Conservation Area. Any development proposal 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 adjacent conservation area. |                                 |
|                       | <b>Highways</b>   | Direct unmade access onto Low Road, a local road. The site is 803m from the A16, a major north-south route and vehicles would pass residential areas.   |                                 |
|                       | <b>Access for employees</b>   | Limited services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 853m from the A16. The site is partly within and partly adjacent to the Boston 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 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.  |                                 |
|                       | <b>Internal environment</b>   | Space exists on site to ensure vehicles are able to turn and manoeuvre. Space to park within the site. Mature trees evident on the northern and southern boundaries.  |                                 |
|                       | <b>Market signals</b>   | An established local employment site. Actively managed. No vacant units. One occupier.  |                                 |
|                       | <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 but would need to address heritage issues.   |                                 |
| <b>Developable</b>    | Undevelopable   | <b>Flood risk</b>   | FZ3a, danger for all, 1.0m-2.0m |