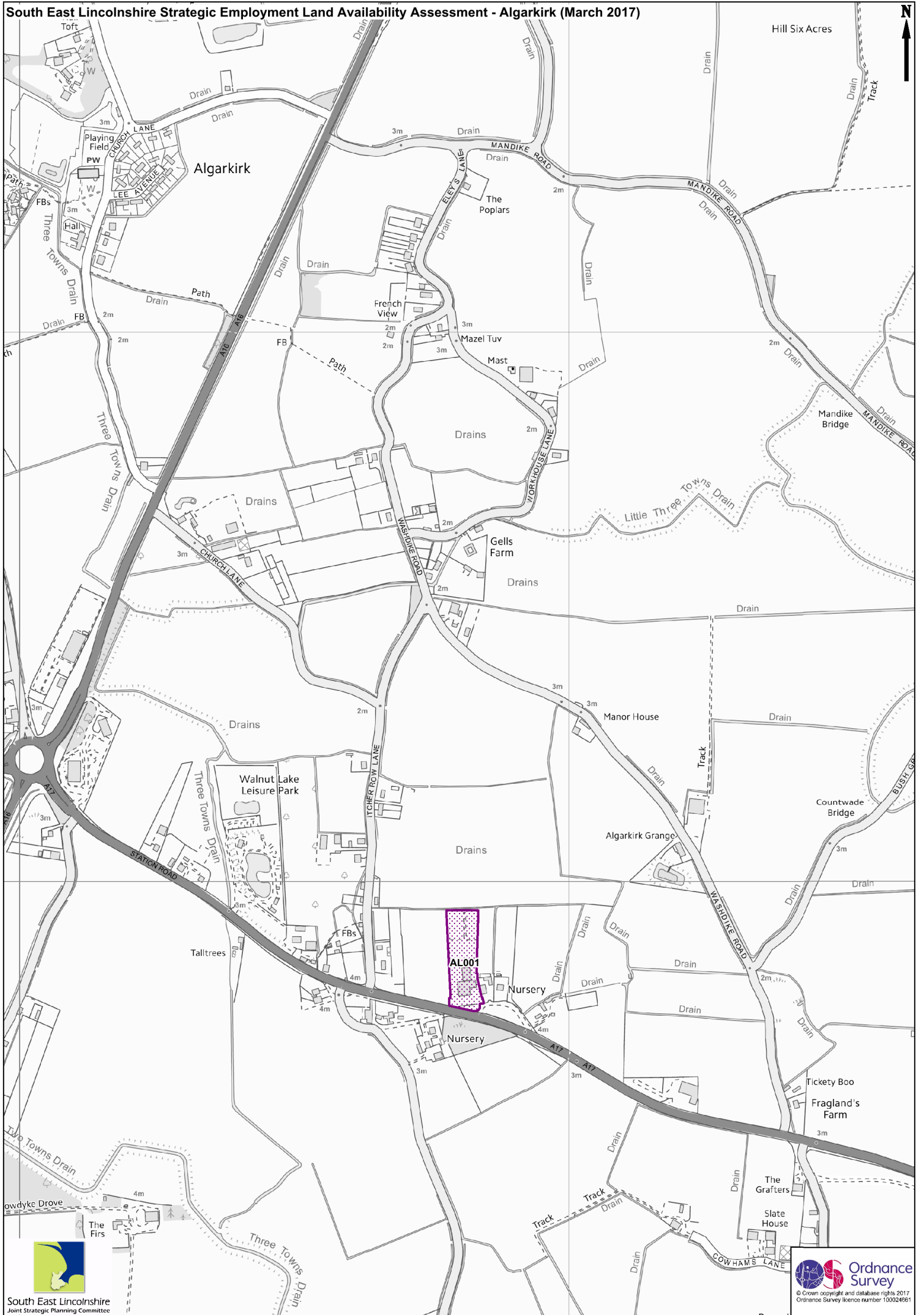


South East Lincolnshire Strategic Employment Land Availability Assessment - Algarkirk (March 2017)



Existing Employment Sites

Site Reference	AL001	Settlement	Algarkirk
Site Name	Blue Line Trailers	Site Area (Ha)	0.97
Address	Main Road	Current use	B1, B8 4 units
Availability	There are no known legal or ownership issues.		
Achievability	There is no evidence to suggest that the use would not continue operating in its current form.		
Suitability	Unsuitable		
Planning status	Existing employment site		
Location	1.5km from Algarkirk settlement boundary		
Site Characteristics	It is not agricultural land, and the majority of 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 access onto Main Road, a local road providing access. The A17 a major east-west route is 24m from the site, so vehicles do not need to pass through the village or residential areas.		
Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot and public transport. The site is 24m from the A17. The site is 1.5km from the Algarkirk built-up area (settlement boundary). The site has limited access by a range of employees.		
External environment	High profile site with a 55m frontage to the A17 albeit within a village location. Area is generally in good condition. There are residential properties to the east which could be affected by noise, odour and light levels and the site abuts the A17: both could have impacts upon any future use should redevelopment take place.		
Internal environment	The building is central to the site enabling a one way loop for traffic to take place with storage of trailers to the front and rear. Appropriate space for turning/parking within the site. Minimal landscaping in the form of gravel and fencing to the frontage.		
Market signals	One occupier. No vacant units. Site actively managed. The site appears to function well as a small-scale local employment site and is suitable for the current use.		
Development opportunities	An outdoor storage area extends the built up area of the hamlet north, and so has been grassed to complement the surrounding landscape. This may provide the opportunity for intensification in the future.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m