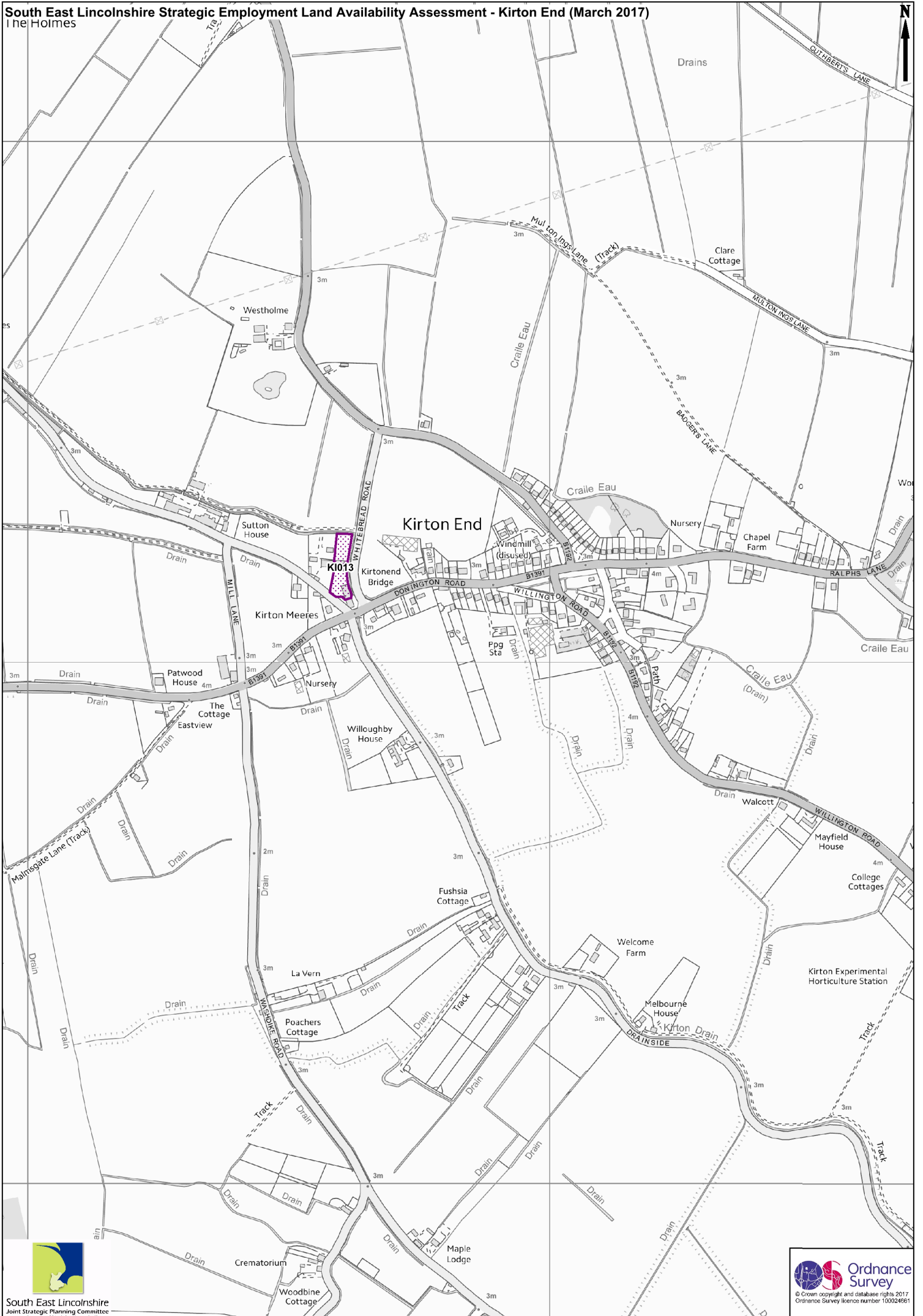


South East Lincolnshire Strategic Employment Land Availability Assessment - Kirton End (March 2017)

The Holmes



Existing Employment Sites

Site Reference	KI013	Settlement	Kirton End
Site Name	South East Lincs Leisure	Site Area (Ha)	0.35
Address	Holme Road	Current use	B1, B8 3 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 site	
	Location	37m from Kirton End settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct unmade access onto Holme Road, a narrow local road. The site is 3.2km from the A16, a major north-south route and vehicles would pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 3.2km of the A16. The site is 37m from Kirton End built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment site, with a low profile in a village location. Area is generally in reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure smaller vehicles can turn and manoeuvre. Unmade space for parking on site. Mature trees and hedges provide boundaries.	
	Market signals	A small scale employment site in a village location. Actively managed. One occupier. No vacant units.	
	Development opportunities	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification.	
Developable	Undevelopable	Flood risk	FZ2, low hazard, 0-0.25m