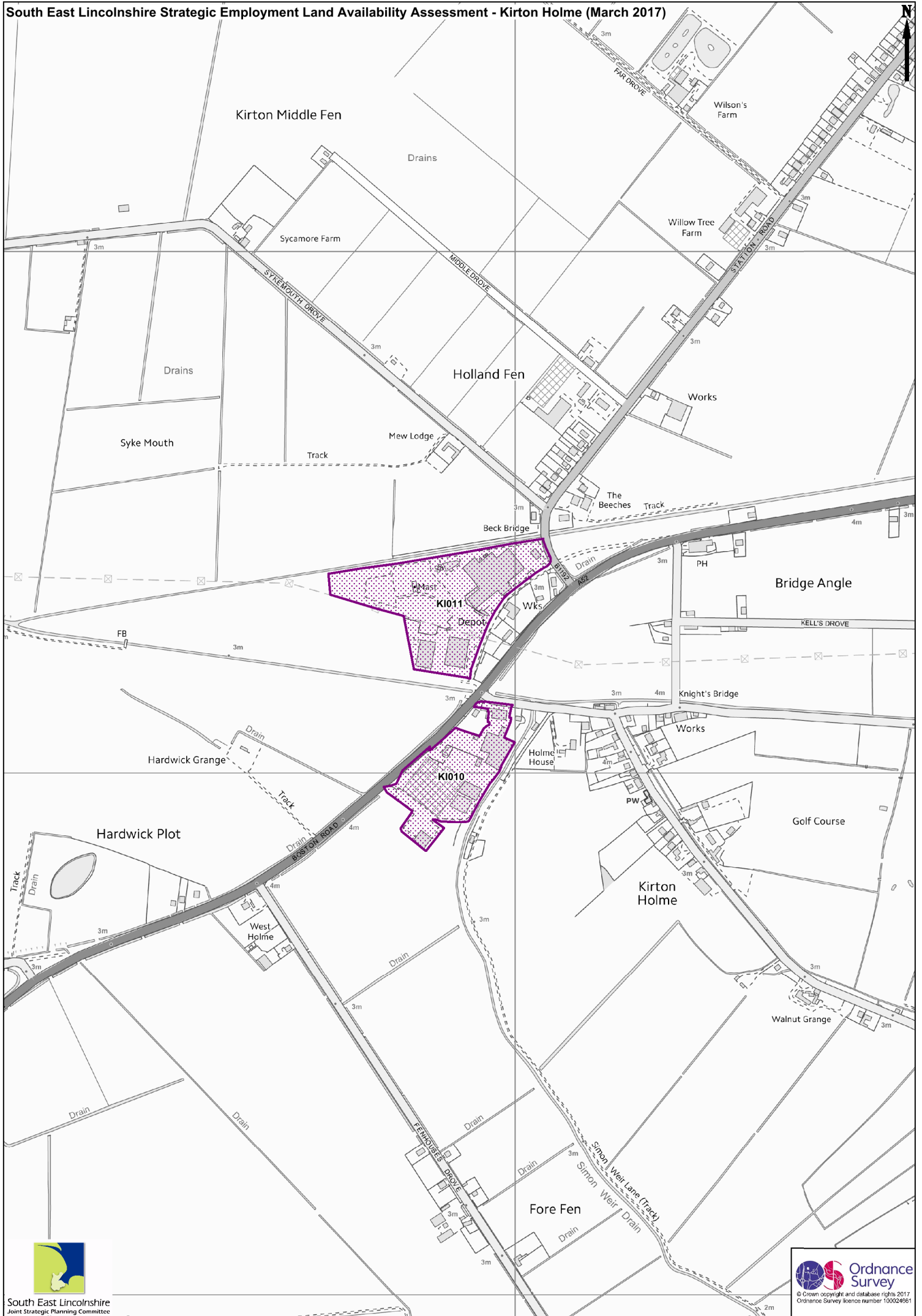


South East Lincolnshire Strategic Employment Land Availability Assessment - Kirton Holme (March 2017)



Existing Employment Sites

Site Reference	HU001	Settlement	Kirton Holme
Site Name	Cosby Road Rescue Services	Site Area (Ha)	0.53
Address	Hubbert's Bridge Road	Current use	B2 1 unit
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	345m from Hubbert's Bridge settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Hubbert's Bridge Road, a local road. The site is 408m from the A52, a major east-west route and vehicles will pass residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 284m of the site. The site is 408m from the A52. The site is 345m from Hubbert's Bridge built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site, with a low profile in a countryside location. Area is generally in good condition. The site abuts a residential property which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature trees exist on southern boundary with hedges to north and fencing elsewhere.	
	Market signals	An established small scale employment site in a predominantly countryside location. Actively managed. One occupier - Cosby Road Rescue. 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	FZ3a, danger for most, 0.50-1.0m

Site Reference	KI010	Settlement	Kirton Holme
Site Name	Holme Farm Group	Site Area (Ha)	3.27
Address	Boston Road	Current use	B1, B2, B8, agriculture, 11 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	126m from Kirton Holme settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	The site wraps round a listed building on its western boundary & affects its setting. Kirton Holme Conservation Area closeby. The site is brownfield 'unsympathetic' development. Any redevelopment would need to be informed by a Heritage Impact Assessment which should explore the opportunity for positive impacts on the setting of the listed property.	
	Highways	Direct access onto the A52, so vehicles do not pass through residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 115m of the site. The site is 126m from Kirton Holme built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment site, with a high profile with a 246m frontage to the A52, albeit in a secondary location. Area is generally in good condition. The site abuts residential properties which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Space for parking within the site. Mature hedges and trees to frontage and scattered throughout the site.	
	Market signals	An established local employment site in a predominantly countryside location. Actively managed. One occupier - Holme Farm. 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 but would need to be mindful of heritage issues.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2m

Site Reference	KI011	Settlement	Kirton Holme
Site Name	Albert Bartlett Potato Merchants	Site Area (Ha)	5.4
Address	Hubberts Bridge Road	Current use	B1, B2, B8, 12 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	Employment site	
	Location	227m from Kirton Holme settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Good spine road shared with a small business provides access onto Hubbert's Bridge Road, a local road. The site is 40m from the A52, a major east-west route so no need to pass through residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 75m of the site. The site is within 40m of the A52. The site is 227m from Kirton Holme built-up area (settlement boundary). The site has limited access by a range of employees.	
	External environment	An established employment site, visible from the A52, albeit in a secondary location. Area is generally in good condition. No residential properties are nearby.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Space for parking within the site. Mature hedges and trees to the west and southern boundaries.	
	Market signals	An established local employment site in a predominantly countryside location. Actively managed. One occupier - Albert Bartlett. No vacant units. Signs of recent investment and planning permissions indicate demand for employment use in this location.	
	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	FZ3a, danger for most, 0.5-1.0m