

Existing Employment Sites

Site Reference	SP003		Settlement	Spalding					
Site Name	Fulney Lane North		Site Area (Ha)	9.1					
Address	Fulney Lane North		Current use	B1, B2, B8, 10 units					
Availability	There are no known lega	There are no known legal or ownership issues.							
Achievability	Any redevelopment/inte	nsification works would be met f	rom the owners finances	as part of an agreed business					
		s anticipated that this would not							
Suitability	Suitable								
L	Planning status	Planning status No pp or allocation							
	Location								
	Site Characteristics	Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.							
	Environmental issues	The Coronation Channel LWS	adjoins the western boun	dary.					
	Heritage issues	eritage issues No national or local heritage designations nearby.							
	Highways Direct access from each business onto Fulney Lane North, a local road which is shared with a residential properties with access to the A151. The site is 330m from the A16, a major north-south route, and vehicles do not need to pass town centres.								
	Access for employees	within 400m of the site. The site is 330m of the A16. The site is within the Spalding buil area (settlement boundary). The site has the potential to be accessible by a range of employees.							
	External environment								
	Internal environment	Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking to serve each business. Mature trees border the A16 and at the roundabou with the A151.							
	Market signals	An established employment site. Actively managed. No vacant units. Three occupiers - Dalehead, Spalding Bakery, Pork Farm Foods. Evidence of recent investment and planning permissions indicates a demand for employment uses in this location. 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 on the site.							
	Development opportunities								
Developable	Developable	Flood risk F	Z3a, danger for all, 1m-2n	n					

Site Reference	SP005		Settlement	Spalding				
Site Name	Land to the north of Bour	rne Road	Site Area (Ha)					
Address	Bourne Road		Current use	B1, B2, B8, sui generis 6 units				
Availability	There are no known legal	l or ownership issues.						
Achievability	Any redevelopment/inter			ances as part of an agreed business ability of the operation.				
Suitability	Unsuitable							
	Planning status	Existing employment site						
	Location	1.06km from Spalding settle	ment boundary					
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.						
	Environmental issues	No national or local environr	No national or local environmental designations nearby.					
	Heritage issues							
	Highways	Direct access onto the A151 Bourne Road, a good quality local road. The site is 5km from the A16, a major north-south route but vehicles pass residential areas to access the A16. Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the site. The site is 5km from the A16. The site is 1km from the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.						
	Access for employees							
	External environment		n good condition. Resi	e profile locally with a short 59m frontage to idential properties abut the site which could				
	Internal environment	Space on site to ensure large Dedicated parking to frontag		/egress, manoeuvre and reverse in to load. border the site.				
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - MJL Skip Services.						
	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 on the site.						
Developable	Undevelopable	Flood risk	FZ3a, danger for mos	st, 0.5-1m				

Site Reference	SP006		Settlement	Spalding					
Site Name	Land to the south of Hor	rseshoe Road	Site Area (Ha)	0.36					
Address	Horseshoe Lane		Current use	B2, B8, 3 units					
Availability	There are no known lega	al or ownership issues.							
Achievability		ensification works would be me is anticipated that this would ne		-					
Suitability	Suitable								
	Planning status	Existing employment site							
	Location	373m from Spalding 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 occupied by employment development.							
	Environmental issues	No national or local environ	No national or local environmental designations nearby.						
	Heritage issues	No national or local heritage designations nearby.							
	Highways	Direct unmade access onto Horseshoe Road, a local road. The site is 4.1km from the A16, a major north-south route but vehicles would pass residential areas to access the A16/A151. Services, facilities and homes are potentially accessible by cycle but not by foot or public transport. The site is 4.1km from the A16. The site is 423m from the Spalding built-up area (settlement boundary). The site has the limited potential to be accessible by a range of employees. An established employment site with a low profile. Area is generally in average condition. Residential properties abut the site which could be affected by noise, odour and light levels.							
	Access for employees								
	External environment								
	Internal environment	Space on site to ensure vehi landscaping evident.	icles can turn/manoeuvre. U	Insurfaced parking on site. No					
	Market signals		An established small scale employment site in a predominantly rural location. Actively managed but in average condition. No vacant units. One occupier.						
	Development opportunities		as infrastructure and highwa	or redevelopment of the site for ys provided to the site. Limited					
Developable	Developable	Flood risk	FZ3a, no hazard, no hazard						

Site Reference	SP007		Settlement	Spalding				
Site Name	Land to the south of Horseshoe Road		Site Area (Ha)	6.97				
Address	Horseshoe Road		Current use	B1, B2, B8, glasshouses, agricultu				
Availability	There are no known lega	There are no known legal or ownership issues.						
Achievability			net from the owners finances not impact upon the viability					
Suitability	Suitable							
	Planning status	No pp or allocation						
	Location	130m from Spalding settlement boundary						
	Site Characteristics	The site has some intrinsic amenity value as it is part grade 1 agricultural land, but most of the site is previously developed, and is occupied by a commercial enterprise.						
	Environmental issues	South Drove Drain LWS is	within 465m of the western b	oundary.				
	Heritage issues	No national or local herita	age designations nearby.					
	Highways	Direct, dedicated access onto Horseshoe Road, a local road. The site is 4.2km from the A16, a major north-south route and vehicles would need to pass residential areas. Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 4.2km from the A16. The site is 130m from the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. A newly established commercial site with a low profile. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels. Space on site to ensure larger vehicles can access/egress, manoeuvre and reverse in to load. Dedicated parking. Mature trees and landscaping to the frontage and tree belts along western boundary. A newly established commercial site in a predominantly rural location. Actively managed, in good condition. No vacant units. One occupier - Neame Lea Nursery. Evidence of recent investment and planning permissions indicates a demand for employment uses in this location.						
	Access for employees							
	External environment							
	Internal environment							
	Market signals							
	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	Developable	Flood risk	FZ3a, low hazard, 0-0.25m					
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Site Reference	SP008		Settlement	Spalding					
Site Name	Land behind Hectare Hou	use, Bourne Road,	Site Area (Ha)	0.8					
Address	Bourne Road		Current use	Workshop/yard & orchard					
Availability	There are no known lega	There are no known legal or ownership issues.							
Achievability	Any redevelopment/inte	nsification works would be met	from the owners finances a	as part of an agreed business					
	plan/financial model. It is	s anticipated that this would not	impact upon the viability o	of the operation.					
Suitability	Unsuitable								
	Planning status	Existing employment site 1km from Spalding settlement boundary The site has some intrinsic amenity value as it is part grade 1 agricultural land, but most of the							
	Location								
	Site Characteristics								
		site is previously developed, and is occupied by a workshop.							
	Environmental issues	No national or local environm	nental designations nearby.						
	Heritage issues	No national or local heritage designations nearby.							
	Highways	Highways Dedicated access onto the A151 Bourne Road. The site is 4.7km from the A16, a major north- south route but vehicles pass residential areas to access the A16							
	inginuays								
	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 4.7km of the A16. The site is within 1km of the Spalding							
		built-up area (settlement bou range of employees.	indary). The site has more I	imited potential to be accessible by a					
		tange of employees.							
	External environment			is generally in average condition. No					
		residential properties adjoin t	he site.						
		Space on site to ensure vehic	es can turn and manoeuvro	e. Dedicated parking. Mature trees					
	Internal environment	belts border the site.							
	Market signals	An established commercial s	ite. The site appears to be o	occupied and managed.					
	Development								
	opportunities			or redevelopment of the site for ys provided to the site. Opportunities					
		exist for intensification on the							
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2r	n					

Site Reference	SP009		Settlement	Spalding					
Site Name	2-4 St John's Road		Site Area (Ha)	0.99					
Address	2-4 St John's Road		Current use	B2, Sui generis 8 units					
Availability	The site has planning per	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 considere	ed to be a viable employment use.					
Suitability	Unsuitable								
	Planning status	OPP for res							
	Location	Within Spalding settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by a car showroom.							
	Site Characteristics								
	Environmental issues	No national or local on vironm	antal designations nearby						
	Environmental issues	No national or local environm	ental designations nearby						
	Heritage issues	No national or local heritage o	losignations poarby						
	nentage issues	No national of local heritage t	lesignations nearby.						
	Highways Direct access onto St John's Road, a local road. The site is 2.4km from the A16, a major north- south route but vehicles would pass residential areas and the town centre.								
	Access for employees	Services, facilities and homes	are potentially accessible	by cycle and by foot. Bus stops adjoin					
		the site. The site is 2.4km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.							
	External environment	An actabliched commercial cit	o with a low profile in a pr	redominantly residential area. Area is					
		generally in good condition. R		the site which could be affected by					
		noise, odour and light levels.							
		A one-way loop seems to one	rate to allow space for tur	ning/manoeuvring on site. Parking on					
	Internal environment	site but can overspill on-street							
	Market signals	An established commercial sit permission for residential use.		wroom) has vacated the site. Planning					
	Development	considered that redevelopment would							
	opportunities	only take place for that use.							
Developable	Undevelopable	Flood risk	Z3a, no hazard, no hazard						

Site Reference	SP030		Settlement	Spalding				
Site Name	TF Bowman & Sons		Site Area (Ha)	7.46				
Address	Marsh Road		Current use	B1, B2, B8 approx 20 units				
Availability	There are no known legal	I or ownership issues.						
Achievability		ensification works would be met s anticipated that this would no		-				
Suitability	Suitable							
	Planning status	Existing employment site H1	.6-0587-15 Warehouse and o	docking extension				
	Location 288m from Spalding settlement boundary							
	Site Characteristics	Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.						
	Environmental issues	Coronation Channel LWS is v	vithin 245m of the southern	boundary of the site.				
	Heritage issues	No national or local heritage designations nearby.						
	Highways	Dedicated access onto Marsh Road, a local road. The site is 726m from the A16, a major north-south route but no need to pass residential areas or town centres. Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 726m of the A16. The site is within 374m of the Spalding built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees. An established employment site with a low profile in a detached location. Area is generally in good condition. No residential properties abut the site.						
	Access for employees							
	External environment							
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Space for parking on site. Mature trees exist on the southern boundary. A landscape bund buffers the A16. An established employment site in a predominantly rural location. Actively managed. One occupier - TF Bowman. No vacant units. Evidence of recent investment and planning permissions indicates demand for employment uses in this location.						
	Market signals							
	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 on the site.						
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m					

Site Reference	SP031		Set	tlement	Spalding			
Site Name	Elsoms Seeds Ltd		Site	Area (Ha)	3.65			
Address	Pinchbeck Road	Pinchbeck Road		rent use	B1, horticultural 8 units and glass			
Availability	There are no known lega	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	Suitable	Suitable						
·	Planning status	development Within Spalding settlement boundary						
	Location							
	Site Characteristics							
	Site enditectistics							
	Environmental issues		•		undary, Spalding Cemetery LWS adjoins alding Station LWS adjoins the western			
	Heritage issues	No national or local heritage designations nearby.						
	Highways	Dedicated access onto Pinchbeck Road a good quality local road. The site is 2km from the A16, a major north south route but vehicles would pass residential areas.						
	Access for employees	 within 113m of the site. The site is within 2km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees. An established commercial site with a low profile in a predominantly residential location. Area is generally in good condition. No residential properties abut the site. Space on site to ensure vehicles can turn and manoeuvre. Dedicated space for parking on site 						
	External environment							
	Internal environment							
	Market signals							
	Development opportunities		as infrastruc		or redevelopment of the site for ays provided to the site. Opportunities			
Developable	Developable	Flood risk	FZ3a, dan	ger for most, 0.5	50-1.0m			

Site Reference	SP032		Settlement	Spalding					
Site Name	Tate Business Park		Site Area (Ha)	3.09					
Address	Dozens Bank		Current use	B1, B2, B8, 8 units					
Availability	There are no known lega	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	Planning status Existing employment site							
	Location	1.4km from Spalding 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 occupied by employment development.							
	Environmental issues	Fourth District Main Drain LWS runs along the eastern and southern boundaries, Vernatts Drain LWS is 51m from the southern boundary, Dozen Bank LWS is within 82m of the western boundary, South Drove Drain LWS is 100m from the southern boundary.							
	Heritage issues	No national or local heritage designations nearby.							
	Highways	Direct access onto the A151, a a good quality local road. The site is 6.6km from the A16, a major north-south route which passes residential areas and the town centre.							
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 6.6km of the A16. The site is 1.4km from the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.							
	External environment	An established employment site with a good profile locally adjoining the A151. 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 on site to ensure larg frontage. Mature trees exis		noeuvre. Dedicated car park to					
	Market signals	An established employment site. Actively managed. No vacant units. One occupier - M Parker & Sons. Evidence of recent investment indicates demand for employment uses 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 on the site but should address environmental issues.							
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2	2m					

Site Name Site Area (Ha) 0.72 Address Kellet Gate Current use B1, H2 4 units Address Kellet Gate Current use B1, H2 4 units Address Mailability There are no known legit or ownership issues. Address Achievability May redevolument/intensification works would be met from the owners finances as part of an agreed business bien/financial model. It is anticipated that this would not impact upon the viability of the operation. Statability Unsutable Planning status Commitment - H16-0222-13. Proposed extension to form store (re-application following business during busine busing business during busi	Site Reference	SP033		Settlement	Spalding				
Interest are no known legal or ownership issues. Item 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 plaufinancial model. It is anticipated that this would not impact upon the viability of the operation. Suitability Unsuitable Planning status Commitment - H15-0212.14 Proposed extension to form store (re-application following approval of H16-0202.13). H16:0204.34 fracoscet workshoe extension and alterations bus regional centre Site Characteristics 902m from Spalding settlement boundary Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north- south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A15. The site is subth s02m of the spalding bull-up area (external environment) Access for employees Services, facilities and homes are potentially accessible by a range of employees. External environment An established employment site with a low profile in a rural location. Area is generally in good condition. Readential properties are in close proximity to the site which could be affected by no	Site Name	Shoebridge Engineering		Site Area (Ha)	0.72				
Austability There are no known legal or ownership issues. Achievability Arr 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 Commitment - HL6 0212-14 Proposed extension to form store (re-application following baprovid of HL6 -0302-13). HL6 0493-14 Processed workshop extension and alterations Suitability Unsuitable Planning status Commitment - HL6 0212-14 Proposed extension to form store (re-application following baprovid of HL6 -0302-13). HL6 0493-14 Processed workshop extension and alterations Suitability State Characteristics 902m from Spaling settlement boundary Environmental issues No national or local environmental designations nearby. Vieifusays Direct access onto Kellet Gate, a local road. The site is 11km from the AL6, a major north-south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 12km of the AL5. The site is within 902m of the Spaling 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 rural location. Area is generally in good condin light levels.	Address	Kellet Gate		Current use	B1, B2 4 units				
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 Commitment - HLG 0221: 14 Proposed extension to form store (re-application following agreened of HLG 0592: 13). HLG 0259: 14 Proposed workshoe extension and alterations. Suit ability Direct access for egonal centre Ster Characteristics Direct access onto Kollet Gate, a boal road. The site is 1.1km from the A16, a major north-south route but no need to pass residential areas or town centres. Access for employees Sarriess, facilities and homes are potentially accessible by cride, but not by foot and public transport. The site is within 12.km of the A16. The site is within 902m of the Sputing built-up area (settlement boundary). The site is limited potential to be accessible by a range of employees. External environment Contaction. Reaident appropriate are in close proximity to the site which culd be affected by note, odour and light levels. Internal environment An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Twidence of recent investment and glaning permissions indicates demand for employment uses in this location. Development opportunities An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Twidence of recent investment and glaning permissions indicates demand for employment uses in this location. Devel		There are no known lega	al or ownership issues.						
Planning status Commitment - H16-0212-14 Proposed extension to form store (re-application following approval of H16-050-13), H16-049-14 Proposed workshop extension and atterations Location Sub regional centre Site Characteristics 302m from Spating settlement boundary Environmental issues No national or local environmental designations nearby. Hieritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential arcess or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spating 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses in this location. Development opportun		Any redevelopment/inte	ensification works would be met		-				
Planning status Commitment - H16-0212-14 Proposed extension to form store (re-application following approval of H16-050-13), H16-049-14 Proposed workshop extension and atterations Location Sub regional centre Site Characteristics 302m from Spating settlement boundary Environmental issues No national or local environmental designations nearby. Hieritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential arcess or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spating 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses in this location. Development opportun	Suitability	Unsuitable							
Location Sub regional centre Site Characteristics 902m from Spalding settlement boundary Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding built-up are a lettlement 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 rural location. Area is generally in good condition. Residential properties are in close proximity to the site which could be affected by noise, doour and light levels. Internal environment Space on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Evidence of recent investment and planning permissions indicates demand for employment use in this location. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment use in this location. Development No known constraints that could render intensification or redevelopment of the site. Opportunities exist for intensification on teste.		Planning status							
Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding 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 rural location. 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 on site to ensure larger vehicles can turn and manoesuve: Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses in this location. Development opportunities No known constraints that could render intensification or redevelopment of the site. Opportunities exist for intensification on the site.		Location	Sub regional centre						
Heritage issues No national or local heritage designations nearby. Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north- south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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 on the site.		Site Characteristics	s 902m from Spalding settlement boundary						
Highways Direct access onto Kellet Gate, a local road. The site is 1.1km from the A16, a major north-south route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification on the site.		Environmental issues	No national or local environm	nental designations nearby.					
South route but no need to pass residential areas or town centres. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge: Evidence of recent investment and planning permissions indicates demand for employment uses in this location. Development opportunities No known constraints that could render intensification or redevelopment of the site for employment use in this location.		Heritage issues	No national or local heritage designations nearby.						
transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding 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 rural location. 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 on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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 on the site.		Highways	south route but no need to pass residential areas or town centres. Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 1.1km of the A16. The site is within 902m of the Spalding built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees. An established employment site with a low profile in a rural location. 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. Space on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to						
condition. Residential properties are in close proximity to the site which could be affected by noise, odour and light levels. Internal environment Space on site to ensure larger vehicles can turn and manoeuvre. Dedicated car park to frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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 on the site.		Access for employees							
Internal environment frontage. Limited landscaping evident. Market signals An established employment site. Actively managed. No vacant units. One occupier - Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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 on the site.		External environment							
Shoebridge. Evidence of recent investment and planning permissions indicates demand for employment uses 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 on the site.		Internal environment							
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 on the site.		Market signals	Shoebridge. Evidence of recent investment and planning permissions indicates demand for						
Developable Flood risk FZ3a, danger for some, 0-0.25m		_	employment use unviable, as infrastructure and highways provided to the site. Opportunities						
	Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0-0	.25m				

Site Reference	SP035		Settlement	Spalding				
Site Name	Cradge Bank Industrial Estate		Site Area (Ha)	3.05				
Address	Cradge Bank		Current use	B1, B2, B8, D1, D2 approx 30 unit				
Availability	There are no known lega	al or ownership issues.						
Achievability	Any redevelopment/inte	ensification works would be met	from the owners finances	as part of an agreed business				
	plan/financial model. It i	s anticipated that this would no	t impact upon the viability	of the operation.				
Suitability	Suitable							
	Planning status	Existing employment site						
	Location	Within Spalding settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by employment development.						
	Site Characteristics							
	Environmental issues	The River Welland LWS adjoi	ns the southern boundary of	of the site.				
	Heritage issues	No national or local heritage	designations nearby.					
	Highways	Each plot has direct access onto Cradge Bank, a local road, which is narrow and windy in plac and may prove problematic for large vehicles turning. Traffic is likely to use Little London						
	Bridge which can be congested at peak times. The site is 2km from the A16, a major north							
		south route and vehciles would pass residential areas.						
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bu within 130m of the site. The site is within 2km of the A16. The site is within the Spal						
		up area (settlement boundar						
		employees.						
	External environment	An established employment	site with a low profile in a r	predominantly residential area. Area is				
		generally in mixed quality. Re	esidential properties abut t	he site which could be affected by				
		noise, odour and light levels.						
		Space within each plot to end	sure vehicles can turn and r	manoeuvre. Snace within each plot for				
	Internal environment	Space within each plot to ensure vehicles can turn and manoeuvre. Space within each plot for car parking - mix of surface/unsurfaced. Some on street parking evident. Mature trees exist on						
		some boundaries, a landscap Welland.	e bund also exist on the so	uthern boundary with the River				
	Market signals			age vacancy levels. Previously high				
				lass development. This indicates that his location. Site actively managed and				
		marketed.						
	Development	No known constrainte that a	auld rondor rodouslaser and	t/intoncification unviable as				
	opportunities		provided to the site. Future	e development would have to be				
		mindful of adjoining sensitive occupiers.						
Developable	Developable	Flood risk	FZ3a, no hazard, no depth					
1								

Site Reference	SP036			Settlement		Spalding		
Site Name	Stumps Lane			Site Area (Ha)		1.16		
Address	Stumps Lane			Current use		B1, B2, B8 use, 4 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	Suitable							
	Planning status	Existing employment site						
	Location	244m from Spalding settlem	ent bo	oundary				
	Site Characteristics	It is not agricultural land, and some amenity value with a la employment development.				ously developed. The site has e. It is currently occupied by		
	Environmental issues	No national or local environn	nenta	l designations nearby				
	Heritage issues	No national or local heritage designations nearby.						
	Highways	Direct access onto Stumps Lane, a narrow local road which provides access via the Springfields Retail Outlet. The site is 1km from the A16, a major north-south route. No need to pass residential areas or town centres.						
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or publi transport. The site is within 850m of the A16. The site is within 244m of the Spalding bui area (settlement boundary). The site has more limited potential to be accessible by a rar employees.						
	External environment		al pro	perties are in close pr		ryside location. Area is generally in ity to the site which could be		
	Internal environment	Space on site to ensure larger vehicles can turn and manoeuvre. Parking on site. Landscaping and hedging at entrance, mature trees on some boundaries, large grassed area to southern boundary.						
	Market signals	vacancy levels. Several occup	oiers.	Evidence of recent inv		ion. Actively managed. Average nent indicates owners intend to		
	Development opportunities	promote small scale employment uses in this location. 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 on the site.						
Developerable	Davalanati		F70	demonstrate the co				
Developable	Developable	Flood risk	⊦∠За,	danger for all, 1-2m				

Site Reference	SP037		Settlement	Spalding						
Site Name	Spalding Power Station		Site Area (Ha)	11.4						
Address	West Marsh Road		Current use	Sui generis 12 units and supportin						
Availability	There are no known lega	l or ownership issues.		- infus star stress						
Achievability	Any intensification works	-		eed business plan/financial model. It is						
Suitability	Suitable									
L	Planning status	Existing employment allocation								
	Location	Within Spalding 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 occupied by employment development.								
	Environmental issues	Vernatts Drain LWS adjoins northern boundary.	the western boundary. Pinch	beck Marsh LWS is within 150m of the						
	Heritage issues	No national or local heritag	e designations nearby.							
	Highways	Direct access onto West Marsh Lane, a good quality local road. The site is 436m from the A16, a major north-south route. No need to pass residential areas or town centres.								
	Access for employees	cyclepath passes the site. B A16. The site is within the	us stops are within 788m of t Spalding built-up area (settle	by cycle and by foot. A dedicated the site. The site is within 436m of the ment boundary) and is within a ne potential to be accessible by a range						
	External environment	An established employment allocation within a strategic employment allocation. The scale of the development means it is highly visible from distance. Area is generally in good condition. No residential properties are near the site. Space on site to ensure vehicles can turn and manoeuvre. Dedicated parking on site. Mature trees, hedging and fencing along all boundaries. Landscaping at entrance.								
	Internal environment									
	Market signals	An established employment allocation. Actively managed. No vacant units. One occupier - power station. Evidence of recent investment indicates demand for power generation use in this location.								
	Development opportunities	No known constraints that could render intensification of the site for power generation unviable, as infrastructure & highways provided to the site. Redevelopment for other employment could be difficult (the power station would need to be decommissioned & replaced). Contamination could be an issue.								
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m							

Site Reference	SP039		Settlement	Spalding						
Site Name	Flamingo Flowers		Site Area (Ha)	4.64						
Address	Rangell Gate		Current use	B1, B2, B8 12 units						
Availability	There are no known lega	l or ownership issues.								
Achievability		nsification works would be met s anticipated that this would no		-						
Contracts Ultra		· .								
Suitability	Unsuitable Planning status	E dation and a second atte								
		Existing employment site								
	Location	542m from Spalding settlement boundary								
	Site Characteristics	It is not agricultural land, an amenity value and is current		loped. The site has little intrinsic t development.						
	Environmental issues	No national or local environ	mental designations nearby							
	Heritage issues	No national or local heritage	e designations nearby.							
	Highways	Dedicated shared acces onto Rangell Gate, a local road. The site is 899m from the A16, a major north-south route and vehicles would pass residential properties. Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 899m of the A16. The site is within 542m of Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.								
	Access for employees									
	External environment	An established employment site with a low profile locally on a well-used road in a countryside location. Area is generally in good condition. Residential properties in close proximity to the site which could be affected by noise, odour and light levels.								
	Internal environment	-	-	euvre and reverse in to load. Dedicated ndaries. Landscaping at entrance.						
	cal mass of B Class development, with Flowers. Property has recently changed ocation. Actively managed. No vacant									
	Development opportunities		s infrastructure and highwa	or redevelopment of the site for nys provided to the site. Opportunities						
Developable	Undevelopable	Flood risk	FZ3a, danger for some, 0-0).25m						
	· · ·									

Potential Employment Sites

Site Reference	SP001		Settlement Spalding								
Site Name	Wardentree Lane			Site Area (Ha)	18	2.9					
Current use	A1, B1, B2, B8, D1, D2, si	ui generis, agricultural land		Available land (ha)	34.67						
Proposed employm	B1, B2, B8			Net available land (ha	31.2						
Availability	There are no known lega	Il or ownership issues.									
Achievability	High achievability for em	ployment use. Values are likely to than infill plots. If it is allocated th									
Suitability	Suitable										
	Planning status	Planning status Allocation in SHDC Local Plan. Commitments: H14-0783-15, H14-0952-09, H14-0816-16, H14-07									
	Location Within Spalding settlement boundary										
	Site Characteristics	Part of the site has some amenity value owing to it being open, farmed grade 1 agricultural land, but most of the site is previously developed so has little intrinsic amenity value and is mostly occupied by employment development									
	Environmental issues										
	Heritage issues	No national or local heritage de	esię	gnations nearby.							
	Character										
	Character	The extension will extend into the countryside to the north which will inevitably have an adverse impact upon the character & appearance. This has PP so the principle of development has been accepted in this location -development on this scale offers opportunities to mitigate such impacts. Wardentree Lane, Enterprise Way & West Marsh Road act as dedicated spine roads & as access for businesses/land. Feeder roads provide connections to these. Mix of local non-commercial traffic & HGVs does not constrain vehicle movements. Available land will require new access & the northern extension may require a new spine road. The site is adjacent to the A16, a major									
	Highways										
	Infrastructure	It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.									
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Dedicated cyclepaths run thorugh the site. A bus service runs through the site. The site is adjacent to the A16. The site is within Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.									
	External environment	A high profile site with a 380m within Spalding built-up area so could be affected by noise, odd impacts from proximity to the a	o w our	ould have good access to and light - impact would	amenitie	es. Residential properties					
	Internal environment	A relatively flat irregular shape development. Landscaping vari provided for each business & w is evident in places.	ies	by plot. Space for manoe	euvring/se	ervicing & parking is					
	Market signals	A high profile established employment allocation, accommodating a good critical mass of B Class development and employment generating uses. Plots actively marketed and sites actively managed.									
	Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. The market potential for development of this site for employment use is considered to be high.									
Developable	Developable	Flood risk]	FZ3a, danger for mo	ost, 0.5m	1m					

Site Reference	SP002		Settlement	Spalding								
Site Name	Lincs Gateway, Barrier B	ank	Site Area (Ha)	23.8								
Current use	B1, A3, A4, B2, B8, agricu	ultural land, construction site	Available land (ha)	3.7								
Proposed employm	B1, A3, A4, B2, B8		Net available land (ha	2.96								
Availability	There are no known lega	l or ownership issues.	L									
Achievability	costs will be high (includ	employment use, but low for B2, ing highways and utilities). If it is a ne southern site and 2022-2036 fo	llocated there is a high pro	low, and opening-up infrastructure ospect that it would be developed								
Suitability	Suitable											
	Planning status H16-0009-14 Proposed business park, hotel, public house/restaurant, conference and function											
	Location	1.4km from Spalding settlemen	t boundarv									
	Site Characteristics			open, farmed grade 2 agricultural								
		land, but some is under constru										
	Environmental issues	Cowbit Wash SSSI is within 175m of the south-western boundary. Cowbit Wash North LWS is within 100m of the western boundary.										
	Heritage issues	No national or local heritage de	No national or local heritage designations nearby.									
	Character	Will create an employment area in a countryside location which will inevitably have an adverse impact upon the character & appearance. SP002 has PP - the principle of development has been accepted in this location -development on this scale offers opportunities to mitigate such impacts.										
	Highways	The B1173 bisects the site; two spine roads will be required to support each site - the western spine road is constructed. The site is 215m from the A16, a major north-south route so vehicles would not need to pass residential areas or town centres. It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.										
	Infrastructure											
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 215m of the A16. The site is within 1.4km of Spalding built-up area (settlement boundary). The site has the more limited potential to be accessible by a range of employees.										
	External environment	 High profile site with a 425m frontage to the A16. Site in good condition. The site is within 1.4km of the Spalding built-up area so would have poor access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use. Adverse amenity impacts from the A16 can be mitigated by design. A relatively flat irregular shaped site. IInfrastructure will need significantly upgrading. Trees in places along some boundaries. Space for manoeuvring/servicing & parking would need to be provided for each vacant plot to accommodate a specific use(s). A potentially high profile site, capable of accommodating a good mass of B Class development/employment generating uses. Site actively marketed. Site area reduced to reflect promoters submissions - request for housing in the northern part of the eastern site to aid delivery shows that there is not sufficient interest from the market to develop the site wholly as consented. 										
	Internal environment											
	Market signals											
	Development opportunities	No known constraints that could render development of unviable: access & utilities provided to the boundary. The site has PP for mixed use. Access, utilities, water & foul water, surface water drainage & flood mitigation may need upgrades. Market potential for B1 use is considered to be high (evidenced by recent PP) but low for B2, B8 (owing to the promoters indicating their re-										
Developable	Developable	Flood risk	FZ3a, danger for n	nost, 0.5-1m								

Site Reference	SP010		Settlement	Spalding						
Site Name	Land to the east of South	n Drove	Site Area (Ha)	0.8						
Current use	B8		Available land (ha)	0.8						
Proposed employm	B1, B2, B8		Net available land (ha	0.72						
Availability	There are no known lega	l or ownership issues.								
Achievability		ployment use. Values are likely to it is allocated there is a low prosp		are likely to prevent an acceptable loped.						
Suitability	Unsuitable									
	Planning status	No pp or allocation								
	Location	Partly within and adjacent to S	palding settlement boundar	ry						
	Site Characteristics	It is not agricultural land and is	s previously developed. The	site has little intrinsic amenity value.						
	Environmental issues	No national or local heritage designations nearby.								
	Heritage issues	No national or local heritage d	esignations nearby.							
	Character	The site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.								
	Highways		ss related use. The site is 1.4	n for only a private carriageway so 4km from the A16, a major north- n centres.						
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or the space.		existing infrastructure, such as open						
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot. Bus stops are within 319m of the site. The site is 1.4km from the A16. The site is adjacent to the Spalding built-up area (settlement boundary). The site has the more limited potential to be accessible by a range of employees.								
	External environment	The site is partly within/adjace	ent to Spalding built up area ies could be affected by nois	o frontage. Site in poor condition. so would have some access to se, odour and light - likely impact						
	Internal environment	A relatively flat small, rectangular shaped site. It is anticipated that infrastructure may need upgrading/extending to accommodate development on site. Mature trees are evident along the southern boundaries. Space for manoeuvring/servicing and parking would neeed to be provided to accommodate a specific use(s).								
	Market signals									
	velopment would not be achievable.									
Developable	Undevelopable	Flood risk	FZ3a, danger for m	ost, 1m-2m						

Site Reference	SP011		Settlement	Spalding						
Site Name	Millfield Nursery, Spaldir	ng Common	Site Area (Ha)	4.7						
Current use	A1, B2, C3a, glasshouses	, paddock	Available land (ha)	4.7						
Proposed employm	B1, B2, B8		Net available land (ha	3.76						
Availability	There are no known lega	l or ownership issues.								
Achievability	(including highways and	ployment use. Values are likely to utilities). If it is allocated there is a hat it would be redeveloped starti	low prospect that it wou	nfrastructure costs will be low ld be redeveloped.If it is allocated						
Suitability	Suitable									
	Planning status	H16-0668-16 outline planning application for residential development								
	Location	Within Spalding settlement bou	indary							
	Site Characteristics			ped. The site has little intrinsic amenity						
	Environmental issues	No national or local environmental designations nearby.								
	Heritage issues	No national or local heritage de								
	Character	The site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.								
	Highways		provide access to this site.	from Spalding Common. Cradge Bank The site is 2.4km from the A16, a tial areas.						
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c		, existing infrastructure, such as open						
	Access for employees		is 2.4km from the A16. Th	y cycle and by foot. Bus stops are ne site is within the Spalding built-up be accessible by a range of						
	External environment	A low profile site in a predominantly residential area, to the rear of properties. Site is in good condition. The site is within Spalding built up area so would have access to amenities. Residential properties abut the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.								
	Internal environment	A relatively flat rectangular sha upgrading to accommodate dev landscaping to the frontage. Sp provided for each vacant plot to	velopment on site. Mature ace for manoeuvring/serv	e trees along the boundaries, icing & parking would need to be						
	Market signals	A low profile site to the rear of a good mix of B Class developm		a residential area, could accommodate d.						
	Development opportunities No known constraints that could render development of the site unviable, utilities provided to the units on site. Access, utilities, water and foul wate surface water drainage and flood mitigation may need to be upgraded for The market potential for development of this site for employment use is c									
Developable	Developable	Flood risk	FZ2, danger for m	ost, 0.5m-1.0m						

Site Reference	SP012		Settlement	Spalding						
Site Name	Clay Lake, Spalding Drov	e	Site Area (Ha)	36.9						
Current use	B1, B2, B8, agricultural la	and	Available land (ha)	18.3						
Proposed employm	B1, B2, B8		Net available land (ha	14.6						
Availability	There are no known lega	l or ownership issues.								
Achievability		or employment use. Values are lik ways and utilities). If it is allocate		-up infrastructure costs will be pect that it would be redeveloped						
Suitability	Suitable									
	Planning status	Planning status PP for H16-0347-11 exists for 4.9ha of existing built area and 5.14ha to the east for redevelopm								
	Location	107m from Spalding settlement	t boundary							
	Site Characteristics	The site has some amenity valu land, but some is previously de		open, farmed grade 2 agricultural						
	Environmental issues	Arnolds Meadow LNR is within 290m of the northern boundary. Coronation Channel LWS adjoins the northern part of the site.								
	Heritage issues	No national or local heritage de	esignations nearby.							
	Character Highways	The extension will extend the existing footprint into the countryside east which will inevitably have an adverse impact upon character & appearance. Part of this has PP so the principle of development has been accepted in this location - development on this scale offers opportunities to mitigate such impacts. Each plot has access onto Spalding Drove: this is in poor condition with a high proportion of								
	Infrastructure	places but acceptable. The east could help traffic flows. Only th	ern extension provides a d e spur exists. The site is ad sting infrastructure, and de	ered. Internal access is disjointed in edicated access onto the A16 which jacent to the A16, a major north- evelopment on this scale is likely to						
	Access for employees	Services, facilities and homes a within 530m of the site. The sit	re potentially accessible by e is adjacent to the A16. Th	r cycle and by foot. Bus stops are ne site is within 107m of Spalding ential to be accessible by a range of						
	External environment	High profile with a 600m frontage to the A16. Site is mostly in good condition. The site is within 107m of the Spalding built-up area so has good access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon the use. Adverse impacts from the A16 could be mitigated.								
	Internal environment		andscaping varies by plot. S siness but would need to b	eed significantly upgrading to pace for manoeuvring/servicing & e provided for each vacant plot to						
	Market signals									
	Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to each unit & to the boundary of each vacant plot. Part of the site has PP for employment. Access, utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Electricity lines cross the southern part of the site - with careful design adverse impacts could be mitigated. The market potential for development of this site								
Developable	Developable	Flood risk	FZ3a, danger for m							

Site Reference	SP013		Settlement Spalding								
Site Name	Land to the south of Hol	beach Road		Site Area (Ha)	5.33						
Current use	C1, agricultural land			Available land (ha)	4.76						
Proposed employm	B1, B2, B8			Net available land (ha	3.8						
Availability	There are no known lega	Il or ownership issues.									
Achievability	Low achievability for em	ployment use. Values are likely to utilities). If it is allocated there is									
Suitability	Unsuitable										
	Planning status	status No pp or allocation									
	Location	401m from Spalding settlemer	nt be	oundary							
	Site Characteristics	Most of the site has some amenity value owing to it being open, farmed grade 1 agricultural land, but part of the site is previously developed so has little intrinsic amenity value. No national or local environmental designations nearby.									
	Environmental issues										
	Heritage issues	No major archaeological issues development.	No major archaeological issues, further information may be required dependant on development.								
	Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character). Needs new access onto the A16: the Highways Authority would be unlikely to agree to this. The A151 to the north experiences long tail-backs from the A16 roundabout, which has possibly contributed to a high level of collisions at the access to the PFS as drivers go for gaps that are not safe. More movements would exacerbate that problem. It will not lead to the loss of existing infrastructure, and development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.									
	Highways										
	Infrastructure										
	Access for employees	Services, facilities and homes a crossing the A16. Bus stops are access. The site is within 401m has more limited potential to b	e wi n of	thin 545m of the site. The spalding built-up area	e site would a (settlemen	need to create a new					
	External environment	A low profile site to the rear of commerical uses, in a predominantly rural location. Site in good condition. The site is severed from Spalding built up area by the A16 so would have limited access to amenities. A guesthouse could be affected by noise, odour & light -likely impact would depend upon the proposed use.									
	Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading to accommodate development on site. Mature trees on the north east boundary. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).									
	Market signals	A low profile site to the rear of a guesthouse, employment use and open land, in a predominantly rural location, could accommodate a good mix of B Class development. Not actively marketed.									
	Development opportunities	Access constraints are likely to mean that employment development would not be viable particularly as it is likely that utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be significantly upgraded for new development. The market potential for development of this site for employment use is considered to be low.									
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost, 0.5m-1.0	m					

Site Reference	SP014		Settler	ment	Spalding					
Site Name	Land to the east of Willo	w Walk	Site Ar	rea (Ha)	0.54					
Current use	B2		Availa	ble land (ha)	0.54					
Proposed employm	B1, B2, B8		Net av	ailable land (ha	0.48					
Availability	There are no known lega	l or ownership issues.								
Achievability	-	ployment use. Values are likely to ways, site clearance and utilities) 17-2021.			-					
Suitability	Suitable									
	Planning status	No pp or allocation								
	Location	Within Spalding settlement bou	undary							
	Site Characteristics	It is not agricultural land, and t amenity value.	he site is pi	reviously develop	ed. The site has little intrinsic					
	Environmental issues	No national or local environmental designations nearby.								
	Heritage issues		astern facii	ng boundary of th	e Spalding Conservation Area located le site. Any such impacts could be of the boundary facing the					
	Character	Acceptable - the site would not have an adverse impact upon the character or appearance of the area. Redevelopment could generate environmental benefits.								
	Highways	Direct unmade access onto Wil north-south route but vehicles			e site is 1.6km from the A16, a major eas.					
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			existing infrastructure, such as open					
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 677m of the site. The site is 1.6km from the A16. The site is within the Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.								
	External environment	A small scale, low profile site with no frontage, in a predominantly residential area. Site in poor condition. The site is within Spalding built up area so would have good access to amenities. Residential properties could be affected by noise, odour and light - the likely impact would depend upon the proposed use.								
	Internal environment		modate de	velopment on sit	nfrastructure would need e. No landscaping evident. Space for ided to accommodate a specific					
	Market signals A low profile site to the rear of residential properties, in a predominantly not capable of accommodating a good mix of B Class development. Not a									
	Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.								
Developable	Developable	Flood risk	FZ	3a, danger for mo	ost, 1-2m					

Site Reference	SP015			Settlement	S	palding	
Site Name	Land to the north of Bur	r Lane		Site Area (Ha)		0.26	
Current use	Pasture]	Available land (ha)	0	.26	
Proposed employm	B1, B2, B8]	Net available land (ha	0	.23	
Availability	There are no known lega	l or ownership issues.					
Achievability	Low achievability for em	ployment use. Values are likely to utilities). Remediation would be a					
Suitability	Unsuitable						
	Planning status	No pp or allocation					
	Location	674m from Spalding settlemer	nt b	oundary			
	Site Characteristics	The site has some amenity value		· · · · · · · · · · · · · · · · · · ·	l but it	t is not far	med.
	Environmental issues	No national or local environme	ent	al designations nearby.			
	Heritage issues	In significant Iron Age Romano dependant on development) Br	itish landscape, further i	nform	nation may	y be required
	Character	Unacceptable - the site would a site with a countryside chara			pon th	ne charact	er and appearance of
	Highways	Burr Lane is not considered to poor access onto Barrier Bank 747m from the A16, a major n areas or the town centre.	an	d poor pedestrian and cy	/cle ac	cess to Sp	alding. The site is
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			existi	ng infrastr	ructure, such as open
	Access for employees	Services, facilities and homes a transport. The site is 747m fro (settlement boundary). The sit employees.	m t	he A16. The site is within	n 674r	m of the S	palding built-up area
	External environment	A small scale, low profile site w The site is within 674m of Spal Residential properties adjoin th impact would depend upon the	din he	g built up area so would site so could be affected	have	limited ac	cess to amenities.
	Internal environment	A relatively flat small rectangu upgrading/extending to accom manoeuvring/servicing and pa use(s).	nmo	odate development on si	ite. No	landscap	ing evident. Space for
	Market signals	A low profile small scale site, in good mix of B Class developme				capable o	f accommodating a
	Development opportunities	Access constraints are likely to it is likely that utilities, water & to be upgraded. Contaminated market potential for developm	k fo I la	oul water, surface water on the second state of the second s	draina quire f	ige & floo further inv	d mitigation may need vestigation. The
Developable	Undevelopable	Flood risk		FZ3a, danger for m	nost, 1	-2m	

Site Reference	SP016		Settlement	Spalding						
Site Name	Land to the north of Bur	r Lane	Site Area (Ha)	0.33						
Current use	B8, vacant land		Available land (ha)	0.33						
Proposed employm	B1, B2, B8		Net available land (ha	0.29						
Availability	There are no known lega	l or ownership issues.		-						
Achievability		ployment use. Values are likely to utilities). Remediation would be a								
Suitability	Unsuitable									
	Planning status	No pp or allocation								
	Location	538m from Spalding settlemen	t boundary							
	Site Characteristics	The site has some amenity valuis previously developed.		2 land, but it is no	ot farmed and part					
	Environmental issues	No national or local environmental designations nearby.								
	Heritage issues	In significant Iron Age Romano British landscape, further information may dependant on development								
	Character	Unacceptable - the site would o a site with a countryside charad		pon the character	and appearance of					
	Highways	Burr Lane is not considered to poor access onto Barrier Bank a 977m from the A16, a major no areas or the town centre.	and poor pedestrian and cy	cle access to Spale	ding. The site is					
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c		existing infrastruc	cture, such as open					
	Access for employees	Services, facilities and homes a transport. The site is 977m from (settlement boundary). The site employees.	m the A16. The site is withi	n 538m of the Spa	lding built-up area					
	External environment	A small scale, low profile site w The site is within 538m of Spale properties could be affected by the proposed use.	ding so would have limited	access to amenitie	es. Residential					
	Internal environment	A relatively flat small rectangul upgrading/extending to accom manoeuvring/servicing and par use(s).	modate development on si	ite. No landscaping	g evident. Space for					
	Market signals	A low profile small scale site, in a predominantly rural area, not capable of accommodatir good mix of B Class development. Not actively marketed.								
	Development opportunities Access constraints are likely to mean that employment would not be viable p utilities, water & foul water, surface water drainage & flood mitigation may n upgraded. Contaminated land may exist & would require further investigation potential for development of this site for employment use is considered to be									
Developable	Undevelopable	Flood risk	FZ3a, danger for so	ome, 0.25-0.5m						

Site Reference	SP017			Settlement	S	palding						
Site Name	Land to the north of Bur	Lane]	Site Area (Ha)		1.77						
Current use	Pasture]	Available land (ha)	」 <u> </u> 1	.77						
Proposed employm	B1, B2, B8]	Net available land (ha		.41						
Availability	There are no known lega	l or ownershin issues										
Achievability	Low achievability for em	bloyment use. Values are likely to utilities). Remediation would be a										
Suitability	Unsuitable											
	Planning status No pp or allocation											
	Location	715m from Spalding settlemen	nt b	oundary								
	Site Characteristics	The site has some amenity valu		· · · · · · · · · · · · · · · · · · ·	l, but i	t is not fa	armed.					
	Environmental issues	No national or local environmental designations nearby.										
	Heritage issues	In significant Iron Age Romano dependant on development	Br	itish landscape, further ir	nform	ation ma	ay be required					
	Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.										
	Highways	Burr Lane is not considered to be suitable for employment development as it has no footways, poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 499m from the A16, a major north-south route but vehicles would not need to pass residential areas or the town centre.										
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c			existii	ng infrast	tructure, such as open					
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 499m from the A16. The site is within 715m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.										
	External environment	A relatively small low profile si The site is within 715m of Spale Residential properties could be depend upon the proposed use	din e af	g built up area so would	have	limited a	ccess to amenities.					
	Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature trees evident on the western boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).										
	Market signals											
	Development opportunities	Access constraints are likely to mean that employment development on this site would not be viable particularly as it is likely that utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contamination may exist & require further investigation. The market potential for development of this site for employment use is considered to be low.										
Developable	Undevelopable	Flood risk		FZ3a, danger for m	iost, 1	-2m						

Site Reference	SP018			Settlement	Spaldin	g			
Site Name	Land to the north of Bur	r Lane]	Site Area (Ha)	2.1	.6			
Current use	B8, C3a, sui generis, pad	docks, pasture]	Available land (ha)	2.16				
Proposed employm	B1, B2, B8]	Net available land (ha	1.72				
Availability	There are no known lega	l or ownership issues.							
Achievability		ployment use. Values are likely to clearance and utilities). Remediat oped.							
Suitability	Unsuitable								
	Planning status	No pp or allocation							
	Location	567m from Spalding settlemen	nt b	oundary					
	Site Characteristics	The site has some amenity valu the site is previously developed	ue a	·	2 land, but	it is not farmed. Part of			
	Environmental issues	No national or local environme	enta	al designations nearby.					
	Heritage issues	In significant Iron Age Romano dependant on development	Bri	tish landscape, further ir	formation	may be required			
	Character	Unacceptable - the site would create an adverse impact upon the character and appearance of a site with a countryside character.							
	Highways	Burr Lane is not considered to be suitable for employment development as it has no footw poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. The site is 499m from the A16, a major north-south route but vehicles would not need to pass resider areas or the town centre.							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			existing infr	astructure, such as open			
	Access for employees	Services, facilities and homes a transport. The site is 499m from (settlement boundary). The site employees.	m t	he A16. The site is within	567m of th	ne Spalding built-up area			
	External environment	A low profile site within a pred within 567m of Spalding built u properties nearby.			-				
	Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Mature tree belts eviden boundaries. Space for manoeuvring/servicing and parking would need to be provided accommodate a specific use(s).							
	Market signals	A low profile site, in a predominantly rural area, capable of accommodating a mix of B development. Not actively marketed.							
	Development opportunities	Access constraints are likely to utilities, water & foul water, su upgraded. Contaminated land potential for development of t	urfa ma	ce water drainage & floo ay exist & would require f	d mitigatio urther inve	n may need to be stigation. The market			
Developable	Undevelopable	Flood risk]	FZ3a, danger for mo	ost, 1-2m				

Site Name Land to the north of Holbeach Road Site Area (Ha) 17.1 Current use Agricultural land Available Land (ha) 17.1 Poposed employm BL 82, 88 We tavailable Land (ha) 13.6 Availability There are no known legal or ownership issues. Availability Unsuchaves, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsultable Methods and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsultable Methods and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsultable Methods and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsultable Methods and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsultable Methods and utilities). If it is allocated there is a low prospect that it would be redeveloped. Character Unsucceptable - the site would have harmful effects upon the character of the arts in this location the town is built up are is highly confuent to the AtS is to would or rate an intrusion into an use with ecutyrisid character). Highways Wool feed a new access to the AtS is to would freas and tharchose on the AtS is to would freas the size	Site Reference	SP019			Settlement	9	Spalding		
Proposed employm B1.82.88. Number of the second se	Site Name	Land to the north of Holl	peach Road		Site Area (Ha)] [17.1		
Availability There are no known legal or ownership issues. Acklevability Low achievability for employment use. Values are likely to be low, and opening up infrastructure costs are likely to be high (including highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsuitable Planning status HL6 0059-06 for motel refused Location 42m from spading settlement boundary Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No major archaeological issues, further information may be required dependant on development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the four's built up area is laggity confined to the watern due of the A1 is so would create an intrusion into a rate with countryside character. Highways Would need a new access onto the A151, a major east-west route. The A151 to the south of the site experiences tail backs from the A16 roundabout daily, which could contribute to a high level of oligois and the ore of oligois and the ore of oligois and the ore of one pale unde built op area (stetmene tounday). The site is such area of site. The site is used of the A16 more the spating built up area (stetme or bounds), the site has more limited potential to be accessible by a range of employees. Infrastructure It w	Current use	Agricultural land			Available land (ha)	1	17.1		
Achievability Low achievability for employment use. Values are likely to be low, and opening up infrastructure costs are likely to be high (including highways, field mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsuitable Planning status H36-0059-06 for motel refused Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Unscreptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A15 so would create an intrusion into an area with countyside character). Highways Would need a new access as drivers go for gaps that are not size. More movements on this section of the A15 would be likely to sackareta that problem. Infrastructure It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open spoce, green infrastructure or community facilities. External environment Are like with 389m frontage to the A16 in a areal location. Site in good condition. The site is avered from spating by the A16 in a rural location. Site in good condition. The site is within 637m of the site with 389m frontage to the A16, in a rural location. Site in good condition. The site is avered from spating by the A16 to ha ligh infrastructure, such as open space, green infras	Proposed employm	B1, B2, B8			Net available land (ha	1	13.6		
Uncluding highways, flood mitigation and utilities). If it is allocated there is a low prospect that it would be redeveloped. Suitability Unsuitable Planning status H16-0059-06 for motel refused Location 487m from Spaking settlement boundary Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Herkage issues No major archaeological issues, further information may be required dependant on development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character). Highways Would need a new access as others po for gaps that are not 25e. More movements on this section of the A15 would be likely to ascarable that problem. 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, but not by dont. Bus stops are within 637m of the site is 120m from the A16, in a rural location. Site in good condition. The site is writhing by the A16 so have law if high profile site with 389m fromtge to the A16, in a rural location site. Inset ele advelopment on site. Limitetal adveciping avide.	Availability	There are no known lega	l or ownership issues.						
Planning status Pla0059-06 for motel refused Location 487m from Spalding settlement boundary Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A15 so would create an intrusion into an area with countryside character). Highways Would need a new access onto the A151, a major east-west route. The A151 to the south of the A15 would be likely to exacerbate that problem. Infrastructure It will not lead to the loss of, nor place undue buildes on existing infrastructure, such as open space, green infrastructure or community facilities. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 637m of the site. The site is 50m from the A15. The site is within 637m of the Spalding built-up area (sterment boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 388 mit fortage to the A16, in a rural location. Site igod condition. The site is escencing is site site within 637m of the spalding built-up area (sterment boundary). The site has more limited potentials to be accessible by a range of employees. <tr< td=""><td>Achievability</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td></tr<>	Achievability	-							
darm from Spalding settlement boundary Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. International or local environmental designations nearby. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A15 so would create an intrusion into an area with countryside character). Highways Would need a new access onto the A151, a major east-wast route. The A151 to the south of the site experimences tail-back from the A15 roundabout daily, which could contribute to a high level of collisions at the P52 access as drivers go for gaps that are not safe. More movements on this section of the A151 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are writin 617m of the site is the site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has minel access to amenities. Residential proper	Suitability	Unsuitable							
Information granting extrements countery Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No major archaeological issues, further information may be required dependant on development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the ALS so would create an intrusion into an area with countryside character). Highways Would need a new access onto the ALS1, a major east-west route. The ALS1 to the south of the site experiences tail-backs from the ALS roundbout daily, which could contribute to a high veload for the set of collisions at the PFS access as drivers go for graps that are not safe. More movements on this section of the ALS1 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 517m of the site is some from the ALG. The site is some limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the ALG in a rural location. Site in good condition. The site is acceed from Spaling by the ALG so has limited accees to amenities. Residentis properties could be aff		Planning status	H16-0059-06 for motel refused	d					
Site Characteristics The site has some amenity value owing to it being open and farmed grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No major archaeological issues, further information may be required dependant on development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the vestern side of the ALS so would create an intrusion into an area with countryside character). Highways Would need a new access onto the ALS1, a major east-west route. The ALS1 to the south of the site experiences tail-backs from the ALS roundabout daily, which could contribute to a high level of collisions at the PS3 access a drivers go for gaps that are not stafe. More movements on this section of the ALS1 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 617m of the site. The site is stom area immediated potential to be accessible to a caceshibe by a range of employees. External environment A high profile stel with 389m frontage to the ALS, in a rural location. Site in good condition. The site is severed from Spading by the ALS on has limited access to amenites. Residential properties could be affected by noise, odour & light - impact would depend upon use.		Location	487m from Spalding settlement boundary						
Heritage issues No major archaeological issues, further information may be required dependant on development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character). Highways Would need a new access onto the A151, a major east-west route. The A151 to the south of the site experiences tail-backs from the A16 roundboutdally, which could contribute to a high level of collisions at the P52 access as drivers of or gaps that are not safe. More movements on this section of the A151 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenties. Residential properties could be affected by project, out or site. Limited landscaping evident. Space for maneuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile strategic size site, in a predominantly rural area, capabl		Site Characteristics			· · · · · · · · · · · · · · · · · · ·	nd far	rmed gra	de 1 land.	
development. Character Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the western side of the A16 so would create an intrusion into an area with countryside character). Highways Would need a new access onto the A151, a major east-west route. The A151 to the south of the site experiences tail-backs from the A16 roundabout daily, which could contribute to a high level of collisions at the P53 access as drivers go for gaps that are not safe. More movements on this section of the A151 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would deed spainficantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuving/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile strategic size site, in a predominantly rural area, capable of accommodating		Environmental issues	No national or local environme	ent	al designations nearby.				
Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would depending by the A16 so have limited by the site infrastructure of the site experiences tail-backs from the A15 number of the A151 to the south of the site experiences tail-backs from the A16 number of the A151 to the south of the site experiences tail-backs from the A16 number of the and the more movements on this section of the A151 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, dour & light - impact would depend upon use. Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would need as genificantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for maneeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile strategic is sets it, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed.		Heritage issues		s, fi	urther information may l	be rec	quired de	pendant on	
the site experiences tail-backs from the A16 roundabout daily, which could contribute to a high level of collisions at the PFS access as drivers go for gaps that are not safe. More movements on this section of the A151 would be likely to exacerbate that problem. 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, but not by foot. Bus stops are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon use. Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Development opportunities Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water		Character	location the town's built up area is largely confined to the western side of the A16 so would						
space, green infrastructure or community facilities. Access for employees Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon use. Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Development opportunities Access constraints are likely to mean that employment development on this site would not be activeable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low.		Highways	the site experiences tail-backs level of collisions at the PFS ac	fro ces	m the A16 roundabout o s as drivers go for gaps t	daily, hat a	which co re not sa	uld contribute to a high	
within 617m of the site. The site is 150m from the A16. The site is within 487m of the Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees. External environment A high profile site with 389m frontage to the A16, in a rural location. Site in good condition. The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon use. Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Development opportunities Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low.		Infrastructure				existi	ing infras	tructure, such as open	
The site is severed from Spalding by the A16 so has limited access to amenities. Residential properties could be affected by noise, odour & light - impact would depend upon use. Internal environment A relatively flat irregular shaped site. It is anticipated that infrastructure would need significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Development opportunities Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low.		Access for employees	within 617m of the site. The sit built-up area (settlement bour	te i	s 150m from the A16. Th	ne site	e is withir	n 487m of the Spalding	
significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). Market signals A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Development opportunities Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low. Developable Undevelopable		External environment	The site is severed from Spaldi	ing	by the A16 so has limited	d acce	ess to am	enities. Residential	
Development mix of B Class development. Not actively marketed. Development Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low. Developable Undevelopable		Internal environment	significantly upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s). A high profile stratgeic size site, in a predominantly rural area, capable of accommodating a mix of B Class development. Not actively marketed. Access constraints are likely to mean that employment development on this site would not be achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market						
opportunities achievable particularly as it is likely that significant utilities, water and foul water improvements, surface water drainage and flood mitigation would be required. The market potential for development of this site for employment use is considered to be low. Developable Indevelopable		Market signals							
Developable Undevelopable Flood risk FZ3a, danger for all, 1-2m		_							
	Developable	Undevelopable	Flood risk]	FZ3a, danger for al	ll, 1-2ı	m		

Site Reference	SP020		Settlement	Spalding			
Site Name	Land to the north of Bou	rne Road	Site Area (Ha)	1.9			
Current use	Disused agricultural build	dings, grassland	Available land (ha)	1.9			
Proposed employm	B1, B2, B8		Net available land (h	a 1.52			
Availability	There are no known lega	l or ownership issues.					
Achievability		ployment use. Values are likely to ways and utilities). If it is allocate		infrastructure costs are likely to be that it would be redeveloped.			
Suitability	Unsuitable						
	Planning status	No pp or allocation					
	Location	921m from Spalding settlemer	nt boundary				
	Site Characteristics	The site has some amenity value as it is mostly open, farmed grade 1 land. Part of the site is previously developed.					
	Environmental issues	Vernatts Drain LWS adjoins the	e northern boundary.				
	Heritage issues	No national or local heritage d	esignations nearby.				
	Character	Acceptable - From the south it has a relatively small undeveloped frontage & development would have little impact. From the north, the site has a countryside appearance which would inevitably be changed by development, but the site is contained by development & strong physical features (Vernatts Drain).					
	Highways	for only private drives rather t	han adoptable roads whic the A16, a major north-s	Bourne Road. Both are wide enough h may be acceptable depending upon outh route and vehicles would pass			
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o	•	n, existing infrastructure, such as open			
	Access for employees	within 198m of the site. The si	te is 5.1km from the A16.	by cycle and by foot. Bus stops are The site is within 921m of the Spalding tial to be accessible by a range of			
	External environment	The site is within 921m of Spal	ding built up area so woul	no frontage. Site in good condition. Id have limited access to amenities. and light - impact would depend upon			
	Internal environment						
	Market signals	A low profile site, in a predom development. Not actively ma		of accommodating a mix of B Class			
	Development opportunities	utilities provided to the site, al	though access may be res surface water drainage a nt. The market potential fo	f the site unviable, as access and tricted by use. Access, utilities, water nd flood mitigation may need to be or development of this site for			
Developable	Undevelopable	Flood risk	FZ3a, danger for	most, 0.50-1.0m			

Site Reference	SP021			Settlement	Sp	palding	[
Site Name	366 Bourne Road			Site Area (Ha)		1.34	1	
Current use	Horticultural buildings		1	Available land (ha)	1.	.34		
Proposed employm	B1, B2, B8]	Net available land (ha	1.	.07		
Availability	There are no known lega	l or ownership issues.						
Achievability	-	ployment use. Values are likely to ways, site clearance and utilities)						
Suitability	Unsuitable							
	Planning status	No pp or allocation						
	Location	1km from Spalding settlement	bou	undary				
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value.						
	Environmental issues	Vernatts Drain LWS adjoins the	e no	orthern boundary.				
	Heritage issues	The site abuts the eastern boun The site will be visible from wit longer reflects its historic settin modern day. On balance the in	thin ng a	Mon019. The immediat	e setti / com	ing of F ponent	Pode Hole however no t of its significance in the	
	Character	Acceptable - from the south it has a relatively small undeveloped frontage & development would have little impact. From the north, the site has a countryside appearance which would						
	Highways	 be greatly changed by development, but the site is contained by development & by strong physical features (Vernatts Drain). Only the eastern access looks to be wide enough and then it may not be suitable for an intensive employment use. Small scale development of this access may be suitable. The site is 5.3km from the A16, a major north-south route but vehicles would pass residential areas and the town centre. 						
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			existin	ng infra	structure, such as open	
	Access for employees	Services, facilities and homes a within 291m of the site. The sit built-up area (settlement boun employees.	te is	5.3km from the A16. Th	e site	is with	nin 1km of the Spalding	
	External environment	A low profile site to the rear of good condition. The site is with amenities. Residential properti would depend upon the propo	nin : ies d	1km of Spalding built up could be affected by nois	area s	so wou	Id have limited access to	
	Internal environment							
	Market signals							
	Development opportunities	No known constraints that cou utilities provided to the site, al and foul water improvements, upgraded for new developmen	tho sur nt. T	ugh access may be restri face water drainage and he market potential for	cted b flood	by use. I mitiga	Access, utilities, water ation may need to be	
Developable	Undevelopable	Flood risk]	FZ3a, danger for so	me, 0.	.25-0.5	0m	

Site Reference	SP022		Settlement	Spalding					
Site Name	Former Royal Mail Sortir	ng Office. The Crescent	Site Area (Ha)	0.1					
Current use	Sui generis		Available land (ha)	0.1					
Proposed employm	B1		Net available land (ha	0.1					
Availability	There are no known lega	al or ownershin issues							
Achievability		ployment use. Values are likely t	he low and opening up infr	rastructure costs are likely to be					
Actilevability		clearance and utilities). If it is all							
Suitability	Suitable								
	Planning status	No pp or allocation							
	Location	Location Within Spalding settlement boundary							
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value.							
	Environmental issues	No national or local environm	ental designations nearby.						
	Heritage issues		•	e Spalding Conservation Area within y careful design, particularly along					
	Character	Acceptable - redevelopment could secure environmental improvements							
	Highways	Direct access onto The Crescent. The site is 1.8km from the A16, a major north-south route but vehicles pass residential areas and the town centre.							
	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	within 45m of the site. The sit	e is 1.8km from the A16. The	cycle and by foot. Bus stops are site is within the Spalding built-up cessible by a range of employees.					
	External environment	-	idential properties adjoin the	ding built up area so would have site so could be affected by noise, proposed use.					
	Internal environment	A relatively flat rectangular shaped small site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).							
	Market signals	A reasonable profile site, in the town centre, not capable of accommodating a mix of B Class development. Actively marketed for a reasonable period with no apparent interest for employment use indicating the demand may be low in this location.							
	Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the site. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may need to be upgraded for new development. Site clearance would also be required. The market potential for development of this site for							
Developable	Developable	Employment use is considered Flood risk	FZ3a, no hazard, no	hazard					

Site Reference	SP023			Settlement		Spalding		
Site Name	Land to the east of Spald	ing Common		Site Area (Ha)]	0.54		
Current use	B1, B2			Available land (ha)]	0.54		
Proposed employm	B1, B2, B8			Net available land (ha]	0.48		
Availability	There are no known lega	l or ownership issues.						
Achievability	_	for the site indicates a residentia	l sc	heme, therefore the site	e is r	not availab	le for employment	
Suitability	Unsuitable							
	Planning status	H16-1095-13 Residential devel	lopi	ment - erection of detac	hed	house		
	Location	Partly within and adjacent to Spalding settlement boundary						
	Site Characteristics	The site has some amenity value as it is partly open grade 1 land. Part of the site is previously developed.						
	Environmental issues	s No national or local environmental designations nearby.						
	Heritage issues	No national or local heritage designations nearby. Acceptable - redevelopment could secure environmental improvements						
	Character							
	Highways	Direct access onto South Drove site is 1.6km from the A16, a m to access the A16.					-	
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			exi	sting infras	structure, such as open	
	Access for employees	Services, facilities and homes a within 234m of the site. The sit Spalding built-up area (settlem of employees.	te i	s 1.6km from the A16. T	he s	ite is partl	y within/adjacent to the	
	External environment	A low profile site within a pred is partly within Spalding built u adjoin the site so could be affe depend upon the proposed use	ip a ecte	rea so would have acces	ss to	amenities	s. Residential properties	
	Internal environment	A relatively small, flat rectangu upgrading to accommodate de boundaries. Space for manoeu accommodate a specific use(s)	evel ivrii	opment. Mature trees 8	k he	dgerows o	n the north & south	
	Market signals	A low profile site, in a predominantly residential area and is not capable of accommodating a mix of B Class development. Not actively marketed.						
	Development opportunities	The planning permission for th available for employment deve			l scl	heme, thei	refore the site is not	
Developable	Undevelopable	Flood risk]	FZ3a, danger for m	ost	, 1-2m		

Site Reference	SP024			Settlement		Spalding				
Site Name	Land to the west of Spale	ding Drove		Site Area (Ha)] [12				
Current use	B1, B8, horticultural buil	dings, agricultural		Available land (ha)	ן ן	12.00				
Proposed employm	B1, B2, B8			Net available land (ha		9.60]			
Availability	There are no known lega	l or ownership issues.								
Achievability	-	ployment use. Values are likely to access and utilities). If it is allocated								
Suitability	Unsuitable									
	Planning status	No pp or allocation								
	Location	ation Partly within/partly adjacent to Spalding settlement boundary								
	Site Characteristics	The site has some amenity value as it is partly open, farmed grade 2 land, and part is treed and a small part of the site is previously developed.								
	Environmental issues	The Coronation Channel LWS adjoins the northern boundary and the River Welland LWS is within 15m of the western boundary.								
	Heritage issues	No national or local heritage designations nearby.								
	Character	Unacceptable - the site would extend the built form east creating a large and incongruous group of buildings within an area of predominantly countryside character.								
	Highways	Cowbit Road is wide enough, has a footway & the access point has suitable visibility v demolition of the Slooten building. Spalding Drove is not suitable - it is in poor condi substantial watercourse, has no footways, street lighting & a high proportion of HGV is 2.1km from the A16, a major north-south route - vehicles would need to pass resid								
	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 a within 100m of the site. The sit adjacent to the Spalding built-u accessible by a range of emplo	te is up a	2.1km from the A16. T rea (settlement bound	he sit	te is partl	y within and partly			
	External environment	A low profile site to the rear of The site is partly within Spaldin properties adjoin the site so co depend upon the proposed use	ng b buld	uilt up area so would ha	ave a	ccess to a	menities. Residential			
	Internal environment	A relatively large, flat irregular Mature trees next to the Coror manoeuvring/servicing & parki	nati	on Channel & within th	e cen	tral part o	of the site. Space for			
	Market signals	A low profile site, capable of a marketed.	cco	mmodating a mix of B C	Class o	developm	ent. Not actively			
	Development opportunities	No known constraints that could render development of the site unviable, although signif upfront investment is likely to be required to provide improvements to access, utilities, w and foul water improvements, surface water drainage and flood mitigation to accommod new development. The market potential for development of this site for employment use								
Developable	Undevelopable	Flood risk]	FZ3a, danger for m	nost,	0.50-1.0n	n			

Site Reference	SP025			Settlement	Sp	alding			
Site Name	Land to the east of Spald	ing Common	Ī	Site Area (Ha)		0.66			
Current use	C3a, paddock		1	Available land (ha)	0.	66			
Proposed employm	B1, B2, B8		1	Net available land (ha	0.!	59			
Availability	There are no known lega	l or ownership issues.							
Achievability	Low achievability for em (including access and site	ployment use. Values are likely to e clearance). If it is allocated ther nat it would be redeveloped start	e is	a low prospect that it w					
Suitability	Suitable								
	Planning status	No pp or allocation							
	Location	Partly within/partly adjacent to	o Sr	palding settlement bound	dary				
	Site Characteristics	The site has some amenity value developed.	-			. Part of	the site is previously		
	Environmental issues	No national or local environme	enta	al designations nearby.					
	Heritage issues	No national or local heritage designations nearby.							
	Character	Acceptable							
	Highways	Access would need to be provided to Spalding Common, a local road and would involve to demolition of a property. The site is 1.7km from the A16, a major north-south route and vehicles would pass residential areas.							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or the space.			existin	g infrast	ructure, such as open		
	Access for employees	Services, facilities and homes a within 162m of the site. The si adjacent to the Spalding built- accessible by a range of emplo	te i up a	s 1.7km from the A16. Th area (settlement bounda	he site	is partly	within and partly		
	External environment	A low profile site within a prec partly within Spalding built up adjoin the site so could be affe depend upon the proposed us	are ecte	a so would have access t	to ame	nities. R	esidential properties		
	Internal environment	A relatively small, flat rectange upgrading to accommodate de boundaries. Space for manoeu accommodate a specific use(s)	evel ivrii	opment. Mature trees &	k hedge	erows or	n the east & south		
	Market signals	A low profile site, in a predominantly residential area, is not capable of accommon of B Class development. Not actively marketed.					ccommodating a mix		
	Development opportunities	No known constraints that cou utilities provided to the site. A water drainage and flood mitig market potential for developm	cce gati	ss, utilities, water and fo on may need to be upgra	oul wate aded fo	er impro or new d	ovements, surface levelopment. The		
Developable	Developable	Flood risk		FZ3a, danger for m	iost, 1-	2m			

Site Reference	SP026		Settlement	Spalding				
Site Name	Land to the north of Bur	r Lane	Site Area (Ha)	0.92				
Current use	C3a, horticultural, paddo	ock	Available land (ha)	0.92				
Proposed employm	B1, B2, B8		Net available land (ha	a 0.82				
Availability	There are no known lega	I or ownership issues.	-					
Achievability	Low achievability for em	ployment use. Values are likely to clearance and utilities). Remedia		nfrastructure costs are likely to be high f it is allocated there is a low prospect				
Suitability	Unsuitable							
	Planning status	No pp or allocation						
	Location	528m from Spalding settlemen	it boundary					
	Site Characteristics	The site has some amenity value as it is open grade 2 land, but it is not farmed. It is partly previously developed.						
	Environmental issues	No national or local environme	ental designations nearby.					
	Heritage issues	In significant Iron Age Romano British landscape, further information may be require dependant on development						
	Character	Acceptable - redevelopment could secure environmental benefits						
	Highways	Burr Lane is not considered to be suitable for employment development as it has n poor access onto Barrier Bank and poor pedestrian and cycle access to Spalding. Th 810m from the A16, a major north-south route but vehicles would not need to pas areas or the town centre.						
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o		, existing infrastructure, such as open				
	Access for employees	transport. The site is 810m from	m the A16. The site is with	y cycle, but not by foot or public in 528m of the Spalding built-up area ial to be accessible by a range of				
	External environment	The site is within 528m of Spal	ding built up area so would	al location. Site in average condition. d have limited access to amenities. and light - likely impact would depend				
	Internal environment	A relatively flat rectangular sha upgrading/extending to accom garden of the dwelling. Space f provided to accommodate a sp	modate development on s for manoeuvring/servicing	site. Mature trees evident in the				
	Market signals	A low profile site, in a predominantly rural area, not capable of accommodating a go B Class development. Not actively marketed.						
	Development opportunities	it is likely that utilities, water 8	a foul water improvements raded. Contaminated land	yould not be achievable particularly as s, surface water drainage & flood may exist & would require further his site for employment use is				
Developable	Undevelopable	Flood risk	FZ3a, danger for r	nost, 0.50-1.0m				

Site Reference	SP027		Settlement	Spalding			
Site Name	Land between Cowbit Ro	oad and Spalding Drove	Site Area (Ha)	26.5			
Current use	C3a, agricultural and hor	rticultural	Available land (ha)	26.5			
Proposed employm	B1, B2, B8		Net available land (ha	21.2			
Availability	There are no known lega	al or ownership issues.					
Achievability		ployment use. Values are likely to , flood mitigation, access and utili		rastructure costs are likely to be high s a low prospect that it would be			
Suitability	Unsuitable						
	Planning status	No pp or allocation					
	Location	Partly within and partly adjace	nt to Spalding settlement bo	oundary			
	Site Characteristics	cs The site has some amenity value as it is mostly open, farmed grade 2 land. Part previously developed.					
	Environmental issues	The River Welland LWS is with	in 20m of the western bound	dary.			
	Heritage issues	No national or local heritage designations nearby.					
	Character	Unacceptable - the site would extend the built form east creating a large and incongruous group of buildings within an area of predominantly countryside character. The site's frontage to Cowbit Road appears to be wide enough to provide a safe and suitable access into this land. The site is 1.8km from the A16, a major north-south route and vehicles would need to pass residential areas.					
	Highways						
	Infrastructure	It will not lead to the loss of ex be capable of mitigating any in		velopment on this scale is likely to it creates or exacerbates.			
	Access for employees	within 252m of the site. The si	te is 1.8km from the A16. Th up area (settlement boundar	cycle and by foot. Bus stops are e site is partly within and partly ry). The site has the potential to be			
	External environment		hin Spalding built up area so he site so could be affected	cial properties. Site is in good would have access to amenities. by noise, odour and light although			
	Internal environment	significantly upgrading to accommodate development. Mature trees on the field b the western part of the site. Space for manoeuvring/servicing and parking would r provided to accommodate a specific use(s).					
	Market signals						
	Development opportunities	upfront investment is likely to and foul water improvements,	be required to provide impr surface water drainage and	ne site unviable, although significant ovements to access, utilities, water flood mitigation to accommodate of this site for employment use is			
Developable	Undevelopable	Flood risk	FZ3a, danger for mo	ost, 1-2m			

Site Reference	SP028		Settlement	Spalding				
Site Name	Former Jewsons Premise	es, Roman Bank	Site Area (Ha)	0.5				
Current use	B1, sui generis (cleared l	and)	Available land (ha)	0.5				
Proposed employm	B1, B2, B8	-	Net available land (ha					
Availability	There are no known lega	al or ownership issues.						
Achievability	Low achievability for em (including highways, floc	ployment use. Values are li	Remediation would be additional	nfrastructure costs are likely to be high . If it is allocated there is a low				
Suitability	Suitable							
	Planning status	No pp or allocation						
	Location	Within Spalding settlem	ent boundary					
	Site Characteristics	It is not agricultural land	and is previously developed. The	e site has little intrinsic amenity value.				
	Environmental issues	The River Welland LWS a	adjoins the western boundary.					
	Heritage issues	No national or local heri	tage designations nearby.					
	Character	Acceptable - redevelopment could secure environmental benefits						
	Highways	Access would need to be provided onto Roman Bank a local road. The site is 890m from the A16, a major north-south route and vehicles would need to pass through residential areas.						
	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	within 108m of the site.		y cycle and by foot. Bus stops are he site is within the Spalding built-up be accessible by a range of				
	External environment	Spalding built up area so	would have good access to ame	n good condition. The site is within nities. Residential properties adjoin hough the likely impact would depend				
	Internal environment	A relatively small, flat triangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).						
	Market signals	A low profile site, not ca marketed.	pable of accommodating a mix o	f B Class development. Not actively				
	Development opportunities	utilities provided to the water drainage and floo	d mitigation may need to be upgr exist. The market potential for de	oul water improvements, surface raded for new development.				
Developable	Developable	Flood risk	FZ3a, danger for n	10st, 1-2m				

Site Reference	SP029		Settlement	Spalding					
Site Name	Land to the south of Chil	ders South Drove	Site Area (Ha)	11.27					
Current use	B1, agricultural, horticul	tural	Available land (ha)	11.27					
Proposed employm	B1, B2, B8		Net available land (ha	9.01					
Availability	There are no known lega	l or ownership issues.							
Achievability				frastructure costs are likely to be high pect that it would be redeveloped					
Suitability	Suitable								
	Planning status	No pp or allocation							
	Location	108m from Spalding settlemer	nt boundary						
	Site Characteristics			ed grade 2 land. Part of the site is					
	Environmental issues	Arnolds Meadow LNR is within adjoins the western boundary.		dary. The Coronation Channel LWS					
	Heritage issues	No national or local heritage d	esignations nearby.						
	Character	Unacceptable - on its own the site would have harmful effects upon the character of the area and would create an intrusion into an area with countryside character. However should the site be developed alongside SP012 to the south, it is likely that unacceptable impacts could be mitigated.							
	Highways	Childers South Drove is a narrow local road, in poor condition in places, with no footways of street lighting and would be unsuitable as access to the site. It is unlikely that a second access onto the A16 would be acceptable in close proximity to the newly provided spur for SP012 access via a new spine road from SP012 to the south could be acceptable. The site adjoins							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o	or place undue burdens on,	existing infrastructure, such as open					
	Access for employees	transport. The site adjoins the	A16. The site is within 108m	cycle, but not by foot or public n of the Spalding built-up area I to be accessible by a range of					
	External environment	108m of the Spalding built up a	area but has poor accessibili	average condition. The site is within ity to amenities. No residential e amenity of future occupiers - could					
	Internal environment	A relatively flat square shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Trees & hedgerows on the north & wes & on site. Space for manoeuvring/servicing and parking would need to be provide accommodate a specific use(s).							
	Market signals	A high profile site, capable of accommodating a mass of B Class development with SP012 south. Not actively marketed.							
	Development opportunities	upfront investment is likely to and foul water improvements,	be required to provide impr surface water drainage and	he site unviable, although significant rovements to access, utilities, water I flood mitigation to accommodate of this site for employment use is					
Developable	Developable	Flood risk	FZ3a, danger most,	1-2m					

Site Reference	SP038		Sett	tlement	Spalding			
Site Name	Spalding Power Station E	3. West Marsh Road		Area (Ha)	14.6			
Current use	B1, B2, B8	,		ilable land (ha)	11.00			
Proposed employm	Sui generis			available land (ha	9.9			
		Lor ownorchin issues	iver		5.5			
Availability		vn legal or ownership issues.						
Achievability	(including site clearance,	a power station related use. Values are likely to be moderate & opening-up costs are likely to be high ice, highways, flood mitigation & utilities). Remediation may be required. If it is allocated there is a would be developed starting 2017-2021.						
Suitability	Suitable							
	Planning status Commitment - H16-0241-09 Proposed 900MW CCGT Electricity Generating Station							
	Location	Location Within Spalding settlement boundary						
	Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.						
	Environmental issues	Vernatts Drain LWS adjoins the western boundary.						
	Heritage issues	No national or local heritage designations nearby.						
	Character	power station. Inevitably there	will be a	an adverse visual im	1) and the adjoining SP037 contains a pact, particularly from distance, mpact upon the imediate character			
	Highways	A new access would need to be provided onto West Marsh Lane, a good quality local road. The site is 1.1km from the A16, a major north-south route. No need to pass residential areas or town centres.						
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c	•		existing infrastructure, such as open			
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. A dedicated cyclepath passes the site. Bus stops are within 1.5km of the site. The site is within 1.1km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.						
	External environment	A low profile site within a strategic employment allocation adjoining an existing power station (SP037). Site is in average condition. The site is within the Spalding built up area so would have access to amenities. No residential properties nearby.						
	Internal environment	A relatively flat triangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Trees are evident on the western boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).						
	Market signals	A low profile site, capable of accommodating a power station and would provide a mass of power generating uses with the adjoining SP037.						
	Development opportunities	No known constraints that could render development of the site unviable for a power station, upfront investment is likely to improve access, utilities, water & foul water, surface water drainage & flood mitigation. The market potential for development of this site for a pwer station is high as pp exists for that use. Contamination may exist & should be investigated.						
Developable	Developable	Flood risk] [FZ3a, danger for all	, 1-2m			

Proposed employm B1, B2, B8 Net available land (ha 0.55 Availability There are no known legal or ownership issues. Achievability High achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs a be low (including highways and utilities). If it is allocated there is a high prospect that it would be developed sta 2021. Suitability Suitable Planning status Call in - Proposed for employment use Location Within Spalding settlement boundary Site Characteristics The site has some amenity value owing to the site being open grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local rol							
Proposed employm B1, B2, B8 Net available land (ha 0.55 Availability There are no known legal or ownership issues. Achievability High achievability for employment use. Values are likely to be moderate, and opening-up infrastructure costs a be low (including highways and utilities). If it is allocated there is a high prospect that it would be developed sta 2021. Suitability Suitable Planning status Call in - Proposed for employment use Location Within Spalding settlement boundary Site Characteristics The site has some amenity value owing to the site being open grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local rol							
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Site Characteristics The site has some amenity value owing to the site being open grade 1 land. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local reference.							
Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local reference.							
Heritage issues No national or local heritage designations nearby. Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local reference.							
Character Acceptable - the available land is small-scale and contained by employment develop two sides and Wardentree Lane to the north - there would be no adverse impacts u character or appearance of the area. Highways Direct access would need to be made onto Wardentree Lane, a good quality local reference.							
Highways Direct access would need to be made onto Wardentree Lane, a good quality local ro							
site is 1.4km from the A16, a major north-south route, vehicles would not need to p residential areas or town centres.	Direct access would need to be made onto Wardentree Lane, a good quality local road. The site is 1.4km from the A16, a major north-south route, 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, su space, green infrastructure or community facilities.	ich as open						
Wardentree Lane) and by foot. Bus stops are within 563m of the site. The site is wit	Services, facilities and homes are potentially accessible by cycle (an off road cyclepath exists on Wardentree Lane) and by foot. Bus stops are within 563m of the site. The site is within 1.4km of the A16. The site is within the Spalding built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.						
Spalding built-up area so would have good access to amenities. A residential proper	A site at the entrance to the strategic SP001. Site in good condition. The site is within the Spalding built-up area so would have good access to amenities. A residential property adjoins the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.						
upgrading/extending to accommodate development on site. No landscaping eviden	A relatively flat small scale rectangular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. No landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).						
Market signals A reasonable profile, small scale site, would add to the mass of B Class developmen adjoining SP001. Site not actively marketed.	A reasonable profile, small scale site, would add to the mass of B Class development with the adjoining SP001. Site not actively marketed.						
opportunities utilities provided to the boundary. Access, utilities, water and foul water improvem surface water drainage and flood mitigation would need to be upgraded for new de	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. 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 high						
Developable Flood risk FZ3a, low hazard, 0m-0.25m							

Site Reference	SP041			Settlement		Spalding			
Site Name	Pode Hole Highways Dep	oot, Bourne Road		Site Area (Ha)]	1.19)		
Current use	B8		1	Available land (ha)]	1.19]		
Proposed employm	B1, B2, B8			Net available land (ha]	1.07]		
Availability	The site is a fully operation	tional depot which is not currently available.							
Achievability		es are low, but opening-up infrastructure costs are likely to be high (including site clearance and is allocated there is a low prospect that it would be redeveloped.							
Suitability	Unsuitable								
	Planning status	No PP or Allocation							
	Location	1.1km from Spalding settlement boundary							
	Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.							
	Environmental issues	Vernatts Drain LWS is within 10m of the northern boundary.							
	Heritage issues	No national or local heritage designations nearby.							
	Character	Acceptable - its redevelopment will not harm the character or appearance of the area.							
	Highways	The site has direct access onto the A16, a major north-south r							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o	•		exi	isting infra	structure, such as open		
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 80m from the site. The site is within 5.1km of the A17. The site is within 1.1km of Spalding built-up area (settlement boundary). The site has potential to be accessible by a range of employees.							
	External environment	A low profile site to the rear of residential properties. Site is in good condition. The site is within 1.1km of Spalding built up area so would have limited access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.							
	Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).							
	Market signals	A low profile site. No critical mass of employment uses. Not actively marketed.							
	Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the site. Utilities, water and foul water improvements and flood mitigation and surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment use is considered to be low.							
Developable	Undevelopable	Flood risk		FZ3a, danger for m	ost	t, 0.50-1.0	m		

Site Reference	SP042		Settlement	Spalding					
Site Name	Land to the north of Bur	r Lane, Spalding	Site Area (Ha)	0.92					
Current use	B8, sui generis		Available land (ha)	0.92					
Proposed employm	B1, B2, B8		Net available land (ha	0.82					
Availability	There are no known lega	l or ownership issues.							
Achievability		highways and utilities). Remedia		rastructure costs are likely to be high t is allocated there is a low prospect					
Suitability	Unsuitable								
	Planning status No PP or Allocation								
	Location	389m from Spalding settlement boundary							
	Site Characteristics	It is not agricultural land and is partly previously developed. Part of the site has some amenity value containing mature trees.							
	Environmental issues	New River LWS is 162m from the western boundary.							
	Heritage issues	In significant Iron Age Romano British landscape, further information may be required dependant on development							
	Character	Acceptable - its development v appearance of the area - its re improvments.							
	Highways	The Highway Authority comments that Burr Lane is not suitable to provide access to services and facilities for new employment development in this area. The site is 1km from the A16, a major north-south route and vehicles would not need to pass residential areas and village 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 but not by foot or public transport. The site is within 1km of the A16. The site is 389m from Spalding built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.							
	External environment	from Spalding built up area so	e site within a predominantly rural area. Site is in poor condition. The site ng built up area so would have access to amenities. Residential properties could be affected by noise, odour and light although the likely impact wou oposed use.						
	Internal environment	A relatively flat, triangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees on the boundaries & in the eastern part of the site. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).							
	Market signals	A low profile site. No critical mass of employment uses. Not actively marketed.							
	Development opportunities	Access constraints are likely to mean that employment would not be viable particularly as it is likely that utilities, water & foul water, surface water drainage & flood mitigation may need to be upgraded. Contaminated land may exist & would require further investigation. The market potential for development of this site for employment use is considered to be low.							
Developable	Undevelopable	Flood risk	FZ3a, danger for mo	ost, 0.50-1.0m					