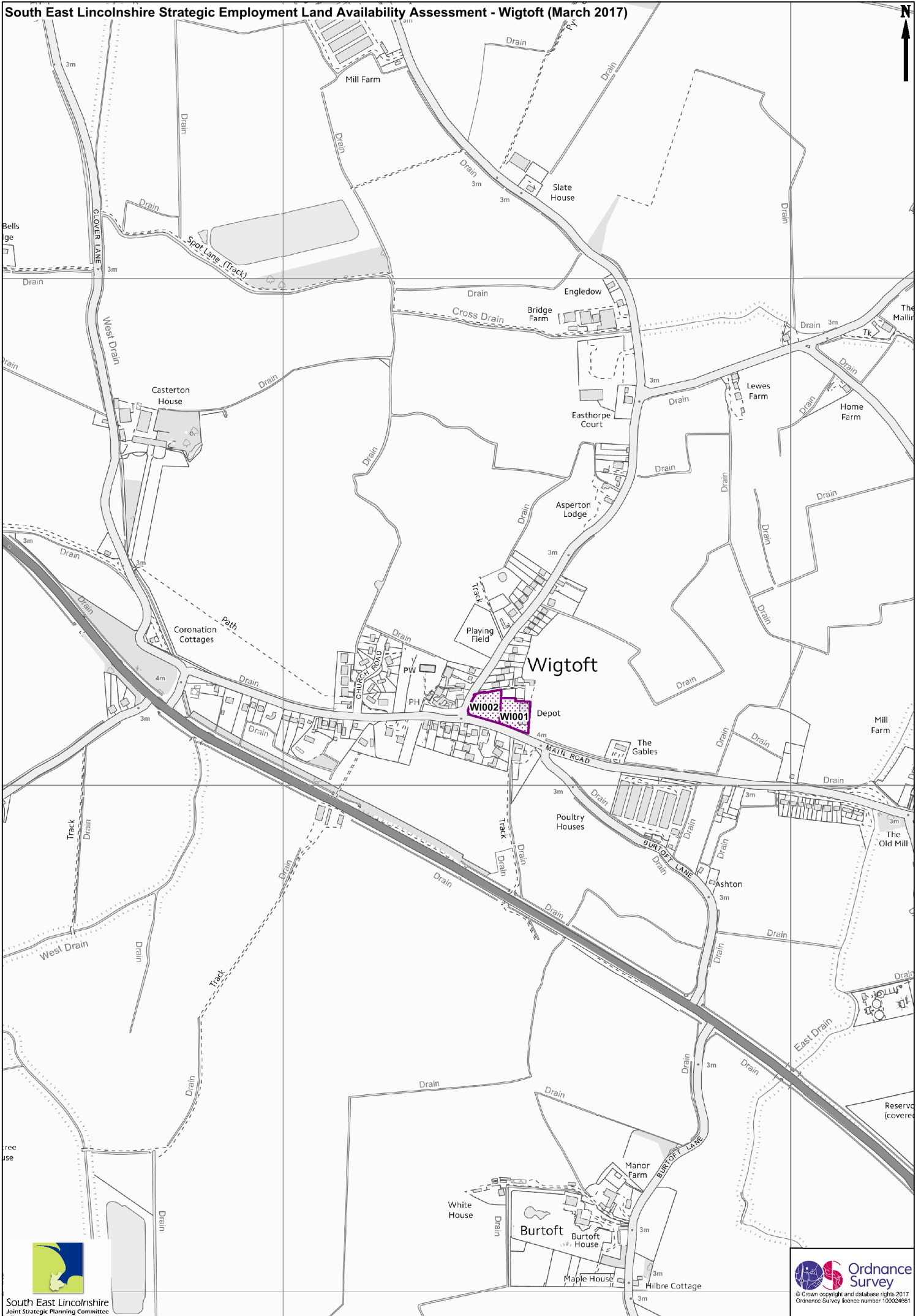


South East Lincolnshire Strategic Employment Land Availability Assessment - Wigtoft (March 2017)



Existing Employment Sites

Site Reference	WI001	Settlement	Wigtoft
Site Name	Main Road	Site Area (Ha)	0.32
Address	Main Road	Current use	B8, 2 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	Allocation for employment use	
	Location	Within Wigtoft 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 used for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	The site is partly within and partly adjacent to Wigtoft Conservation Area. Any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the adjacent conservation area.	
	Highways	Unconstrained, direct access onto Wigtoft Road, a good quality local road. 716m from the A17, a strategic east-west route, although vehicles pass through village centre and residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 115m of the site. The site is within 716m of the A17. The site is within Wigtoft built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment allocation, with a low profile within a predominantly village location. The area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space exists on site to ensure HGVs are able to turn and reverse to load. Space to park vehicles within the site. Mature hedges provide landscaping with sensitive uses.	
	Market signals	An established local employment allocation. Actively managed. No vacant units. One occupier - Scania.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ2, no hazard, no hazard

Potential Employment Sites

Site Reference	WI002	Settlement	Wigtoft
Site Name	Land to east of Asperton Road	Site Area (Ha)	0.31
Current use	B8, car parking	Available land (ha)	0.31
Proposed employm	B1, B2, B8	Net available land (ha)	0.27
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be low (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Within Wigtoft settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	The site is mostly within Wigtoft Conservation Area and listed buildings are within 70m of the site boundary. The site's development for employment use could have adverse impacts upon the heritage assets.		
Character	The site is within a central village location, mostly within Wigtoft Conservation Area and listed buildings are within 70m of the site boundary. The site's development for employment use could have adverse impacts upon the character and appearance of the area.		
Highways	A new access onto either Wigtoft Road or Asperton Road would be required. The site is 716m from the A17, a strategic east-west route, although vehicles would pass through the village centre and 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	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 75m of the site. The site is within 716m of the A17. The site is within Wigtoft built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site within a predominantly residential location. Site in good condition. The site is within Wigtoft built up area so would have good access to amenities. Residential properties are in close proximity so could be affected by noise, odour and light - likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, square shaped site. It is anticipated that infrastructure would need upgrading to accommodate development. Mature trees on three boundaries & hedges on the east boundary. 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 in a predominantly residential area capable of forming a mix of B Class development with WI001 to the east. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the boundary, although access would need to be achieved. 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 uses is considered to be low.		
Developable	Undevelopable	Flood risk	FZ2, no hazard, no hazard