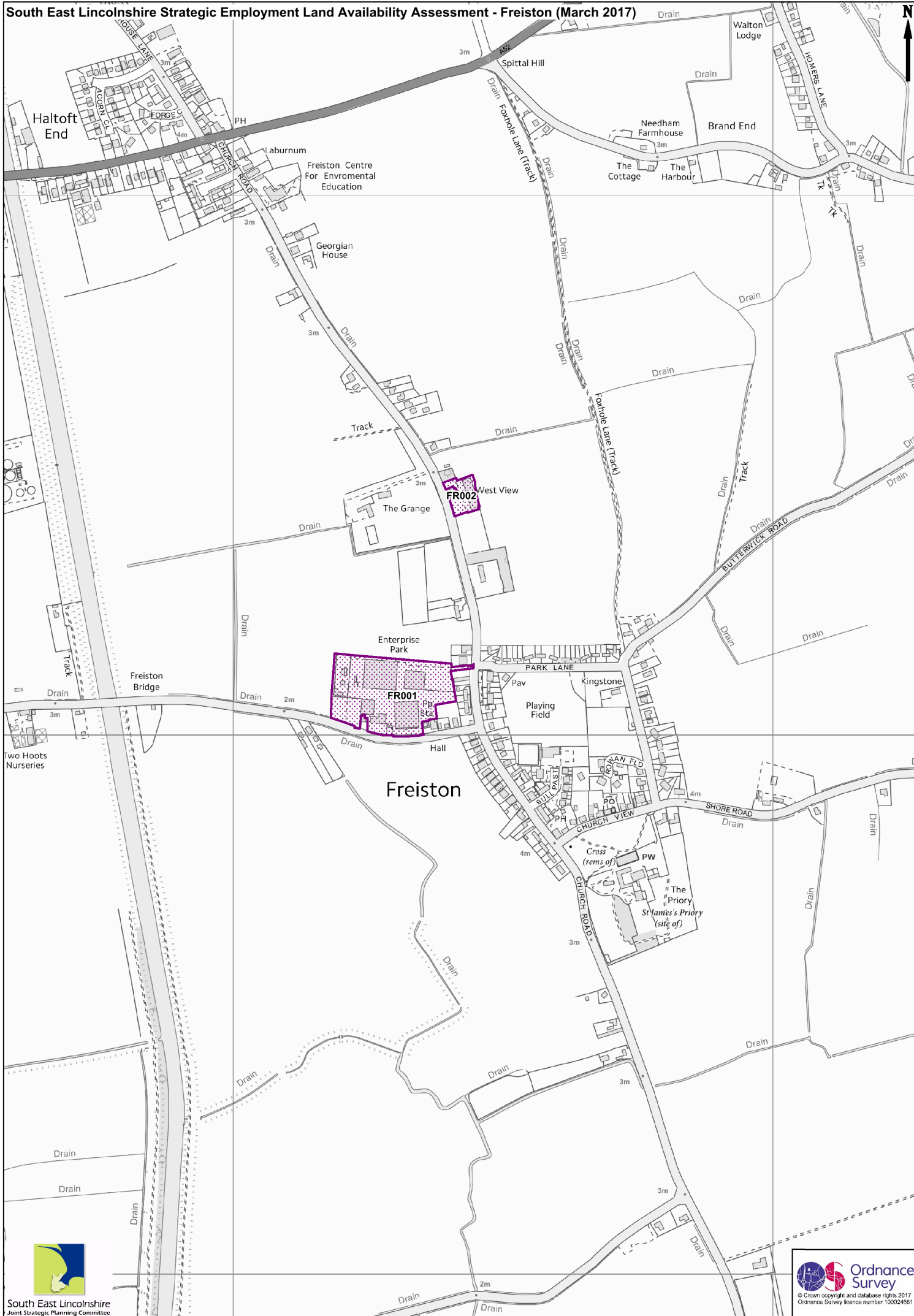


South East Lincolnshire Strategic Employment Land Availability Assessment - Freiston (March 2017)



Existing Employment Sites

Site Reference	FR001	Settlement	Freiston
Site Name	Enterprise Park	Site Area (Ha)	2.79
Address	Priory Road	Current use	B1, B2, B8, sui generis
Availability	There are no known legal or ownership issues.		
Achievability	Any redevelopment works would be met from the occupiers 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 allocation in BBC Local Plan	
	Location	Within Freiston settlement boundary	
	Site Characteristics	The site is mainly previously developed occupied by an employment site, although a small part if grade 1 land.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site is 1.3km from the A52, a major east-west route. Access for the majority of the site is onto Priory Road, although HGVs may need to cross the carriageway, and pass the village centre and residential areas. Units in the north-west part of the site have a dedicated access onto Church Road, although this passes between a residential property and a public house.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 183m of the site. The site is within 1.3km of the A52. The site is within the Freiston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site, in a village 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	A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicated car parks for each occupier. Minimal landscaping.	
	Market signals	An established employment allocation, with a good profile locally, within the settlement boundary of Freiston. Actively managed. Evidence of recent investment and planning permissions for change of use indicate demand for employment and employment generating uses in this location. Low vacancy rate. Good critical mass of B-Class development and ancillary employment generating uses.	
	Development opportunities	No known constraints that could render redevelopment of units unviable, as infrastructure and highways provided to the site.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	FR002	Settlement	Freiston
Site Name	Paul McCartney & Son	Site Area (Ha)	0.31
Address	Church Road	Current use	B2, 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	Unsuitable		
Planning status	Existing employment site		
Location	157m from Freiston settlement boundary		
Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals 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 nearby listed building.		
Highways	Access onto Church Road, a local road. The site is 757m from the A52, a major east-west route, no need to pass residential areas or village centres.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 330m of the site. The site is within 757m of the A52. The site is 164m from the Freiston built-up area (settlement boundary). The site has more limited access by a range of employees.		
External environment	An established employment site, with a low profile in a countryside location. One occupier - Paul McCartney & Sons. The site wraps around a residential property which could be affected by noise, odour and light levels.		
Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Space for parking to frontage. Mature trees and landscaping to frontage and southern/northern boundaries.		
Market signals	An established employment site in a predominantly countryside location. Actively managed. One occupier - Paul McCartney. No vacant units.		
Development opportunities	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification in future but if this should take place it should be mindful of heritage issues.		
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m