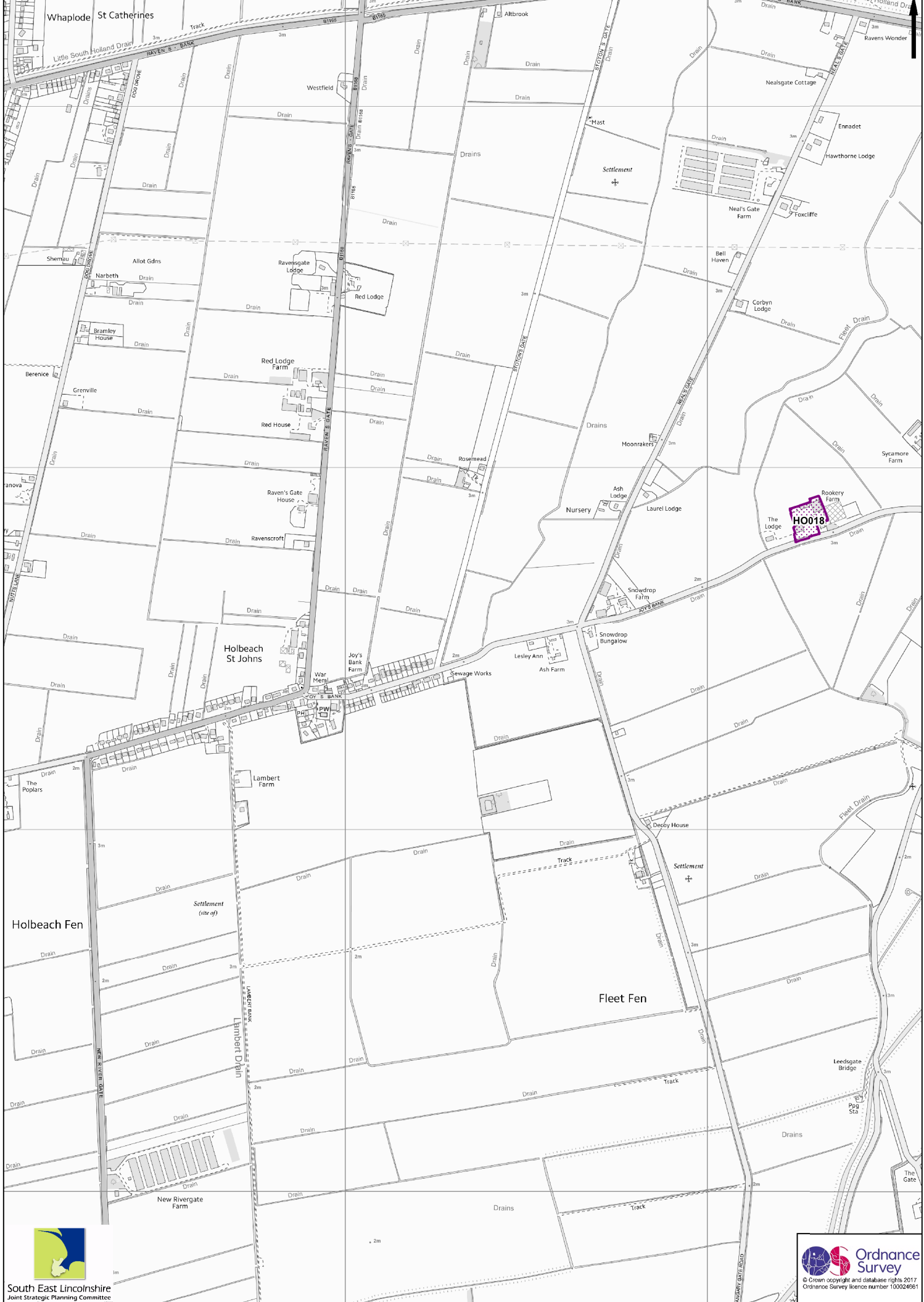


South East Lincolnshire Strategic Employment Land Availability Assessment - Holbeach St Johns (March 2017)



Existing Employment Sites

Site Reference	HO018	Settlement	Holbeach St Johns
Site Name	Rookery Farm	Site Area (Ha)	0.79
Address	Joys Bank	Current use	B1, B2, B8 9 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	1km from Holbeach St Johns settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct unmade access onto Joys Bank, a local road. The site is 11.5km from the A16, a major north-south route and vehicles would pass residential areas and village centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 11.5km of the A16. The site is within 1km of Holbeach St Johns built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site, with a low profile in a countryside location. Area is generally in good condition. The site is in close proximity to residential properties which could be affected by noise, odour and light levels.	
	Internal environment	Space for turning and manoeuvring on site and unmade parking within the site. Landscaping evident to the frontage.	
	Market signals	An established employment site in a predominantly countryside location, part of a wider horticultural site. Actively managed. One occupier. No vacant units.	
	Development opportunities	No known constraints that could render intensification or redevelopment unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification evidenced by regular planning permissions for improvements/extensions to the units on site.	
Developable	Undevelopable	Flood risk	FZ3a, no hazard, no hazard