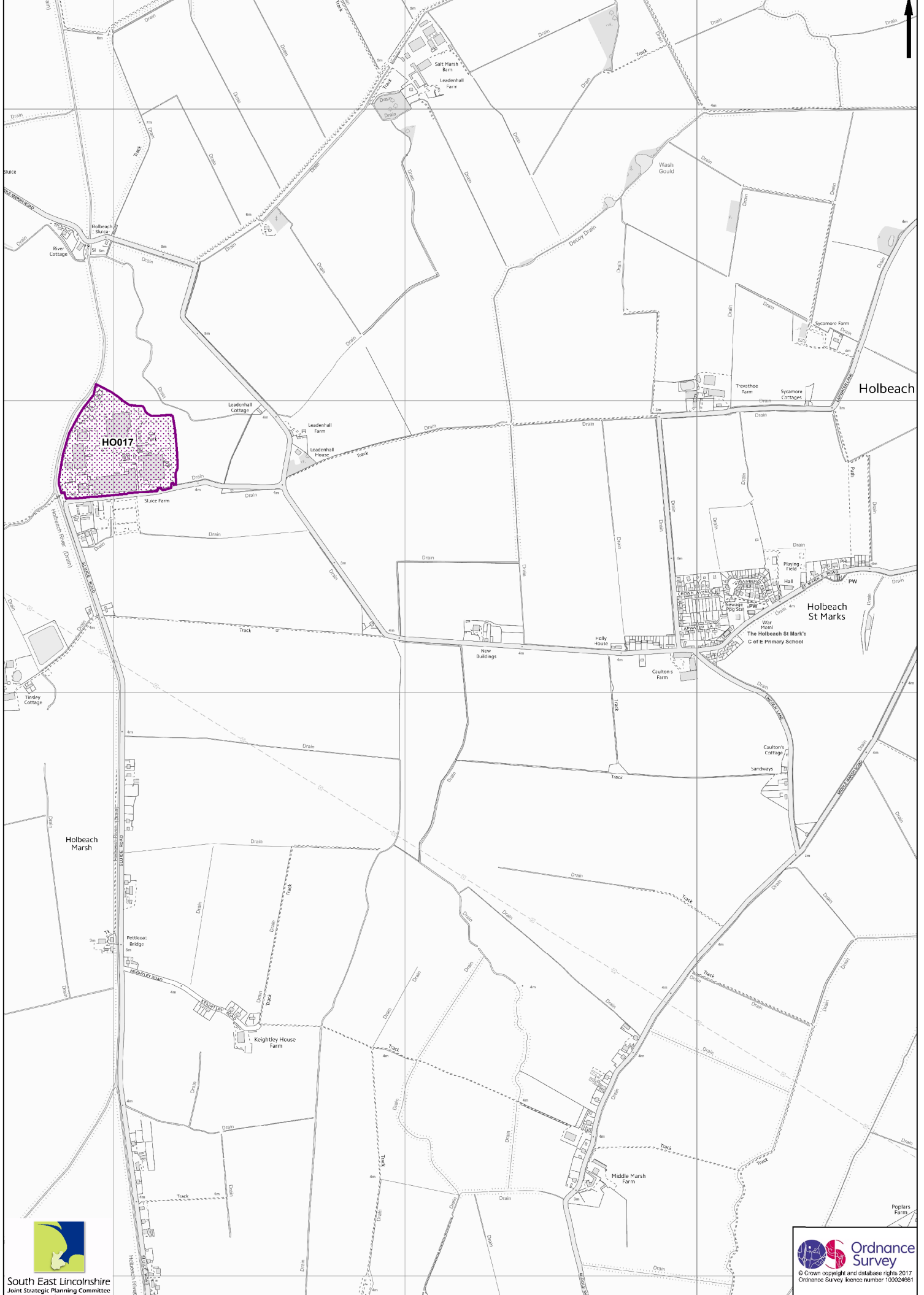


South East Lincolnshire Strategic Employment Land Availability Assessment - Holbeach St Marks (March 2017)



Existing Employment Sites

Site Reference	HO017	Settlement	Holbeach St Marks
Site Name	Bakkavor	Site Area (Ha)	11.51
Address	Sluice Road	Current use	B1, B2, B8 18 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	1.5km from Holbeach St Marks 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	Dedicated, direct access onto Sluice Road, a local road. The site is 4km from the A17, a major east-west route, and vehicles would pass through residential areas.		
Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 4km of the A17. The site is within 1.5km of Holbeach St Marks 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. Significant car parks for employees and visitors within the site. Landscaping evident to the frontage and landscape bunds exist on the eastern and northern boundaries.		
Market signals	An established, large scale employment site in a predominantly countryside location. Actively managed. One occupier - Bakkavor. 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, danger for most, 1-2m