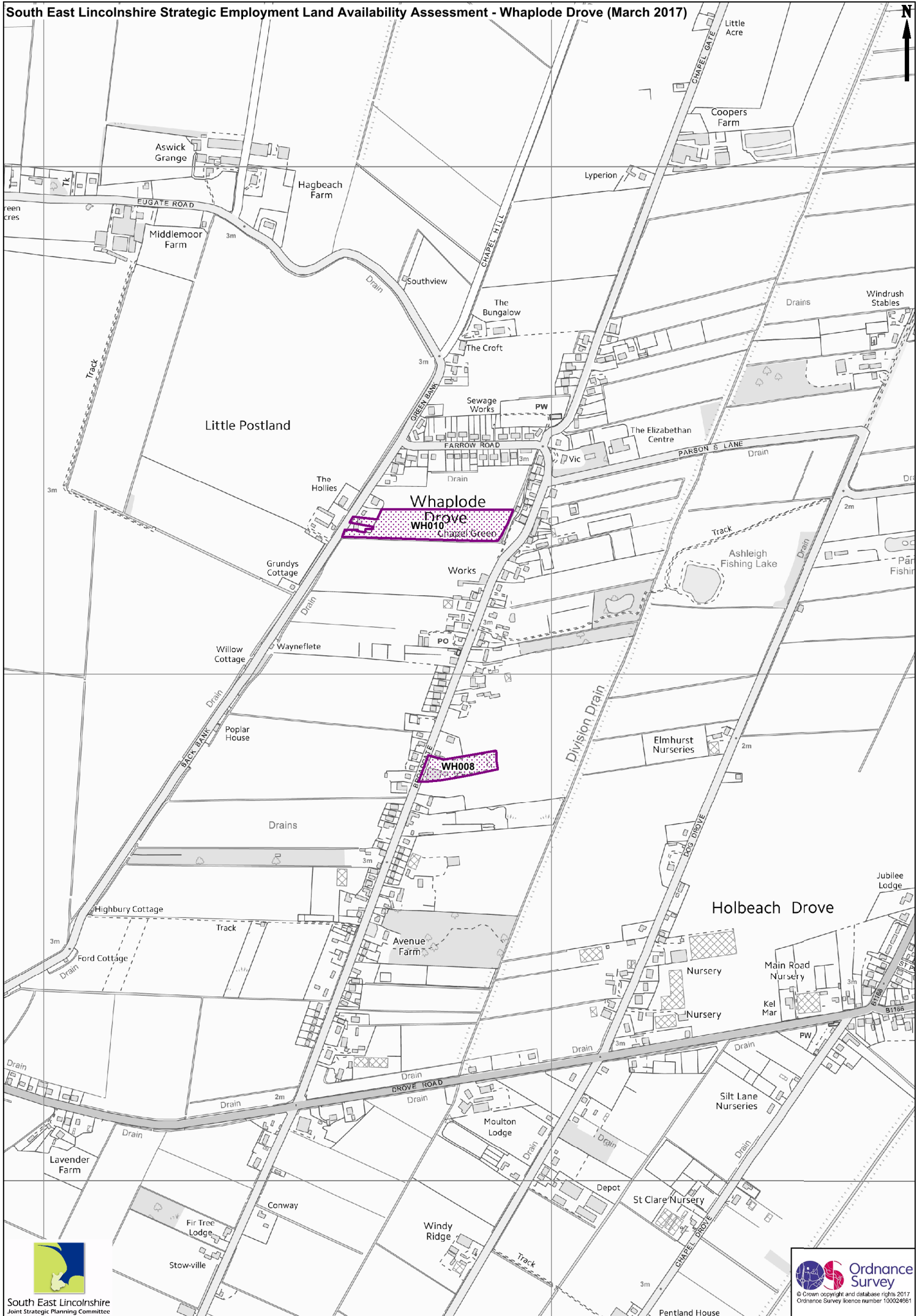


South East Lincolnshire Strategic Employment Land Availability Assessment - Whaplode Drove (March 2017)



Potential Employment Sites

Site Reference	WH010	Settlement	Whaplode Drove
Site Name	Land to the east of Back Bank	Site Area (Ha)	1.67
Current use	C3a, Agricultural land	Available land (ha)	1.67
Proposed employm	B1, B2, B8	Net available land (ha)	1.33
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including site clearance, access and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No PP or Allocation		
Location	Partly within/partly adjacent to Whaplode Drove settlement boundary		
Site Characteristics	The site has some amenity value owing to it being mostly open, farmed Grade 1 land. A small part of the site is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site would have an unsatisfactory relationship to the existing built-up area generating adverse impacts upon the character and appearance of the area.		
Highways	The site has direct access onto Back Bank, a local road although this would need to be significantly upgraded to accommodate employment development. The site is 5.9km 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 and by foot. Bus stops are within 212m of the site. The site is within 5.9km of the A16. The site is partly within/partly adjacent to Whaplode Drove 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 village location. Site is in good condition. The site is partly within/partly adjacent to Whaplode Drove built up area so would have 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 existing dwellings. However, access, utilities, water and foul water improvements and surface water drainage will need to be upgraded for new employment development. The market potential for development of this site for employment use is considered to be low		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard