

East Lindsey

Employment Sites Assessment

2016



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OVERVIEW

The East Lindsey Employment Sites Review looks at the main employment sites located in the towns and larger villages in the District. The base date for this update is September 2016.

New Planning Policy Guidance (March 2014) sets out a framework for assessing economic needs. It states that the primary objective of identifying need is to:

- identify the future quantity of land or floor-space required for economic development uses including both the quantitative and qualitative needs for new development; and
- provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.

EXECUTIVE SUMMARY

Previous versions of the East Lindsey Employment Land Review were based on the approach set out in the Communities and Local Government Guidance notes of 2004. Since that time national guidance has been updated and is currently found in the Planning Practice Guidance (PPG) that sits alongside the National Planning Policy Framework.

It sets out a framework for assessing economic needs and states that the primary objective of identifying need is to:

- identify the future quantity of land or floor-space required for economic development uses including both the quantitative and qualitative needs for new development; and
- To provide a breakdown of that analysis in terms of quality and location, and to provide an indication of gaps in current land supply.

An outline of the key elements from the PPG is attached at Appendix 1.

This Study is primarily concerned with the development of the principle employment sites located in the towns and some of the larger villages in the District.

The Table below indicates the amount of additional land the Council anticipates will be needed to take the District`s industrial estates forward to 2031 based on past rates of development. The need in individual locations is discussed in the more detailed settlement assessments later on in the document.

Table 1 Showing estimated demand for employment land based on past take-up of planning permissions (Sept 2016 data - based on 1995 LP Allocations)

Town	Estimate of Additional area required (hectares)
Alford	1.0
Binbrook	0
Coningsby	1.0
Holton le Clay	0
Horncastle	5
Louth	0
Manby	0
Mablethorpe	0
N. Somercotes	0
Skegness	0
Spilsby	3

The growth and demand for sites is considered in more detail on a site by site basis in the report. However, the key points are:-

- There is limited demand for additional land at Alford, Coningsby and Spilsby.
- There is a lack of demand at Mablethorpe.

- Both Louth and Horncastle estates have seen considerable growth and although there is significant space (approx 22 ha.) of serviced land at Louth there is limited room at Horncastle (1.09 ha.) where further allocation is required.
- In Skegness existing provision is sufficient to meet likely future demand.
- There is no evidence to suggest that further allocations are required in the large villages.

As a consequence of this review it is suggested the following changes to employment land allocations are incorporated into the Core Strategy and Settlement Proposals Development Plan Document of the Local Plan:-

Alford. Alford will require the identification and/or provision of additional 1 ha of land.

Coningsby. At Coningsby, it is proposed that if the economic base of the town is to be widened, additional land will need to be released and consideration should be given to designating an alternative site to meet potential need. It is considered that as an allocation of 1ha would be an appropriate scale.

Horncastle. An additional area of up to 5 ha will be required at Horncastle and as part of that; the release of the land to the south owned by the County Council should be sought.

Louth. To meet any shortfall in the medium term it is proposed that the 9ha of ready serviced land with planning permission is allocated for employment uses and, that the land to the north of Fairfield is identified as the Council's preferred future direction of growth.

Mablethorpe. There has been little developer interest in Mablethorpe and, given the undeveloped capacity of serviced land and the constraint on future population growth along the coast, it is suggested that no additional land is allocated.

Skegness. Demand in Skegness can be met by the development of allocated Site G (26.25ha) and the privately promoted 9.5ha site (off Lincoln Road) which together will provide the necessary capacity to meet demand for the foreseeable future.

Spilsby. For Spilsby it is proposed that the area of the Local Plan allocation, which is undeveloped, is reduced to reflect the limited pressure locally. The allocated site should be reduced to approximately 3.0 ha.

Binbrook, North Somercotes, Wainfleet and Woodall Spa. As there is unused capacity on those sites and little evidence of demand, no further allocation is proposed in the villages at this stage.

Holton le Clay The local community is preparing a Neighbourhood Plan for Holton le Clay and, given the proposed expansion of the 'renewables' industry in nearby Grimsby, the local need will require monitoring to respond to possible future change.

Manby The former RAF buildings at Manby and the more recently developed starter units provide a wide range of options in excess of the requirement typical for a village of its size. There is some vacant space on the estate.

Wragby. Planning permission for a mixed use development has been approved at Wragby reducing the allocated area to 4ha. This is considered to reflect the limited take-up and demand in the village.

1.0 INTRODUCTION

- 1.1 This review sets out to establish the likely need for additional land on the main employment sites within the District.
- 1.2 Though this is not a policy document, this review outlines the potential way forward for the Council to ensure that the District's employment estates remain vibrant economically, and has been used to inform the allocations proposed in the Local Plan.
- 1.3 It is proposed that a variety of approaches will be used to aid delivery of the Council's aim of sustaining employment growth by drawing together planning policy and economic development activities.
- 1.4 To that end it is proposed that the following measures be explored:-
 - The potential for Local Development Orders to reduce the bureaucratic and financial burden of the planning system on business, by reducing the number of planning applications that need to be submitted
 - The Council will seek to ensure the delivery of identified shortfalls in employment land through dialogue with landowners.
 - The Economic Development and Planning Departments will work with landowners to find alternative ways/funding to bring employment land into use, including working with partner groups such as the Greater Lincolnshire Local Enterprise Partnership and the Lincolnshire County Council.
 - The Council will seek to ensure the commercial viability of vacant plots/units. It will monitor and review internal sales negotiation records to establish the key influences on 'take-up'. Where practical officers will work with commercial agents to assess the key drivers behind demand and any factors that have led to withdrawals from sale.
 - The economic policies in the Core Strategy will be positive and flexible in order to drive forward economic growth in the District and provide a clear framework for future development.
 - Investigate the impact that future development (or the lack of it) in adjoining areas – (Lincoln, Boston or on the Humber Bank) may have on demand locally.
 - Assess and monitor the impact that improved access to new technologies, such as broadband, may have on business formation, and the potential shift in employment land requirements that might follow.
- 1.5 As part of its wider strategy the Council has also developed an Economic Action Plan that sets out its aims and the work to be undertaken to ensure the continued vitality of the coastal and inland parts of the Districts economy.

2.0 CONTEXT

- 2.1 The key physical features that characterise the economy of East Lindsey are its rural character, size, the coastal margin and its distance and relative remoteness from the large centres of population. The District does not have a strong manufacturing heritage and there are relatively few large businesses employing 100 or more people.
- 2.2 At 176,039 hectares, East Lindsey is one of the largest local authority areas in the country. Approximately 2.5% of the area is identified as being urban in character and is the focus for a significant amount of local employment activity. This activity is distributed between the dedicated 'industrial' sites, in and around town centres in shops, offices, other commercial enterprises and public services such as schools and health facilities. Along the coastal strip over 1000 ha is occupied by caravan sites and associated development that supports the tourism industry.
- 2.3 The following section provides an overview of the key characteristics of economic activity in East Lindsey. A more detailed assessment of the District's economy can be found in the East Lindsey Economic Baseline study (2016) which is available at <http://www.e-lindsey.gov.uk/article/4679/East-Lindsey-Economic-Baseline-2016>. The Council's Annual Monitoring Report also provides information on the changing trends in employment on a more regular basis.

3.0 ECONOMIC INDICATORS - BUSINESS SIZE & SECTORS

3.1 The bulk of East Lindsey's economy is founded on small businesses. Table 1 taken from the UK Business Counts shows that of the 6415 businesses (2016) recorded in the District, 88.3% employed 9 or fewer people, and 10% employ 10 to 49 people. This highlights the importance of small businesses to the local economy.

3.2 In terms of the overall number of business the estimates indicate that overall there are 175 more businesses in 2016 than in 2010 and that the main growth has been in the number of micro and small businesses (plus 175 and 75 respectively).

Table 1 Number of Businesses by Employees

	East Lindsey	East Lindsey	East Midlands
	Count	Percent %	Percent%
All Local Units	6415	-	-
Micro 0 to 9 Persons Employed	4835	88.3	88.6
Small 10 to 49 Persons Employed	555	10.1	9.4
Medium 50 to 249 Persons Employed	80	1.5	1.7
Large 250 plus Persons Employed	5	0.1	0.4

Source Nomis Labour Market Profile November 2016

3.3 The size of businesses will be an important factor when assessing the future demand for employment land and the type and potential location of sites. The Council will need to determine the most appropriate approach to balancing the need between providing small start-up and larger sites to attract and deliver more labour intensive opportunities.

3.4 To that end it is important that the Council has a clear appreciation of which employment sectors underpin the local economy, what pressures they face and what, if any, space requirements they have or anticipate needing.

3.5 The Business Register produced by Office for National Statistics (ONS) shows the distribution of employment by industry. The data for East Lindsey and comparative data for the East Midlands and GB are shown below (Table 2).

3.6 The table provides a high level indication of the spread of jobs, full time and part time, and by broad classification across the District. It shows that locally, 8% fewer people are in full time employment compared to the East Midlands and GB. (This is 2% fewer than in 2014).

3.7 Table 2 also shows that 80.9% of jobs are in the Service Sector which is broadly in line with East Midlands, and higher than the figure for GB as a whole. However, within the Service Sector over 14% are employed in 'Accommodation and food services' compared to less than 6% at the regional and 8% at a national level.

3.8 The Table also does not include employment in agriculture data.

Table 2 Number of Jobs by main sector 2015

Employee jobs (2015)				
	East Lindsey (Employee Jobs)	East Lindsey (%)	East Midlands (%)	Great Britain (%)
Total Employee Jobs	42,000	-	-	-
Full-Time	26,000	61.9	69.2	69.1
Part-Time	15,000	35.7	30.8	30.9
Employee Jobs By Industry				
B : Mining And Quarrying	50	0.1	0.3	0.2
C : Manufacturing	4,500	10.7	13.5	8.3
D : Electricity, Gas, Steam And Air Conditioning Supply	75	0.2	0.9	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	500	1.2	0.7	0.7
F : Construction	2,250	5.4	5.1	4.6
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	8,000	19.0	17.1	15.8
H : Transportation And Storage	1,000	2.4	5.1	4.7
I : Accommodation And Food Service Activities	6,000	14.3	5.7	7.2
J : Information And Communication	450	1.1	2.3	4.2
K : Financial And Insurance Activities	300	0.7	1.8	3.6
L : Real Estate Activities	600	1.4	1.2	1.7
M : Professional, Scientific And Technical Activities	1,500	3.6	6.1	8.4
N : Administrative And Support Service Activities	3,500	8.3	10.4	8.9
O : Public Administration And Defence; Compulsory Social Security	1,250	3.0	3.8	4.4
P : Education	4,000	9.5	9.5	9.2
Q : Human Health And Social Work Activities	5,000	11.9	12.7	13.3
R : Arts, Entertainment And Recreation	1,500	3.6	2.1	2.4
S : Other Service Activities	900	2.1	1.8	2.0

Source: ONS Business Register and Employment Survey : open access

- Data unavailable

Notes: % is a proportion of total employee jobs excluding farm-based agriculture
Employee jobs excludes self-employed, government-supported trainees and HM Forces
Data excludes farm-based agriculture

3.9 Graph 1 below provides an overview of the broad numbers in employment in the largest sectors locally and the change over time between 2009 and 2015. It indicates:-

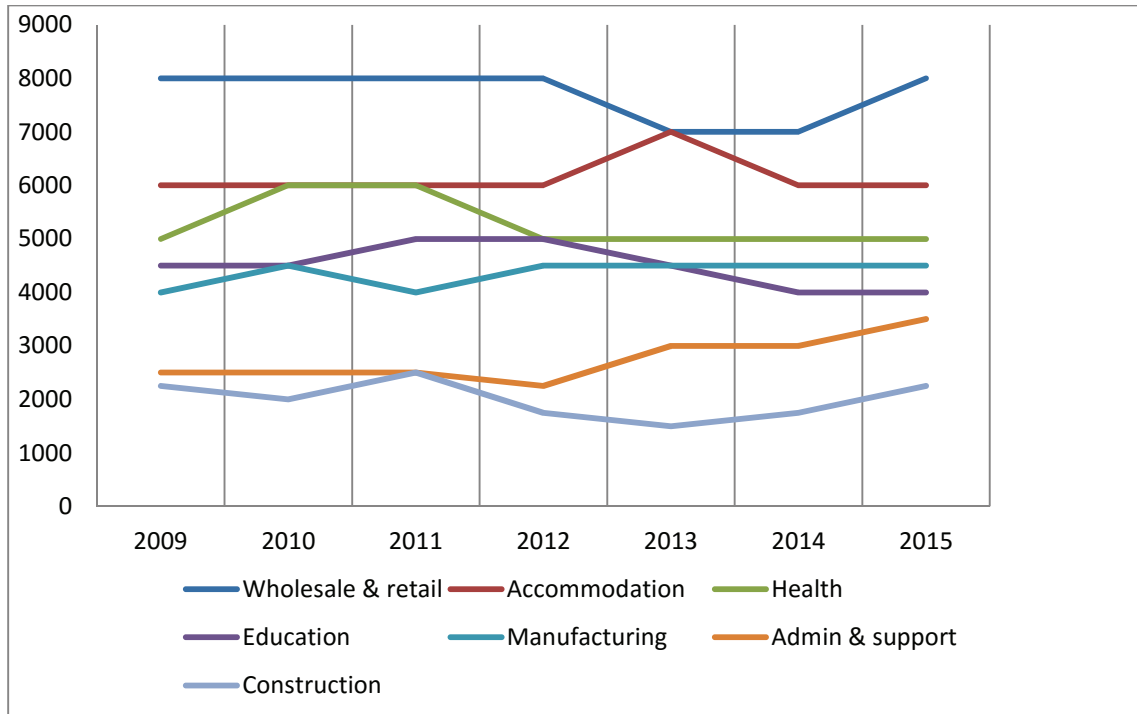
- The primary importance of the Wholesale and Retail; Repair of Motor Vehicles, and the Accommodation sectors;
- a fall in the numbers employed in the Health and Education sectors;
- no recent change in Manufacturing; and
- the growth in the Administration and Support sector.
- A recovering construction sector.

3.10 The graph only provides a picture of trends post 2008. Over the previous 10 years both the service (including tourism) and construction sectors had seen growth, whilst it was the manufacturing sector which saw a decline in jobs.

3.11 As a consequence there is considerable uncertainty over the implications that the recession will have on the future need for employment land and the

capacity of existing sites to satisfy demand. Also, any assessment is made more difficult by the lack of detail available in terms of floor-space per employee and activity, and by location.

Graph 1 - Broad Trends in Employment for Main Sectors in East Lindsey 2009 to 2015



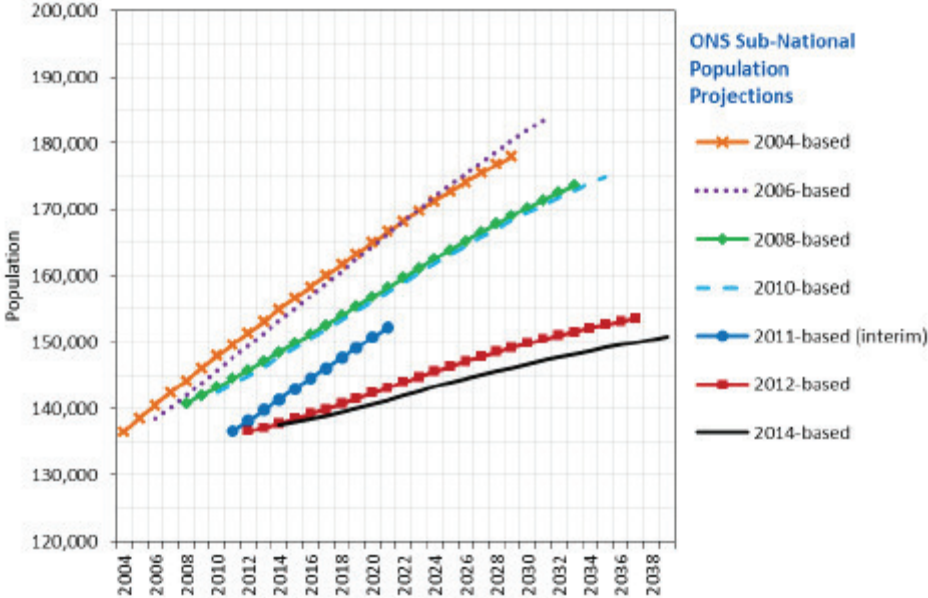
3.12 Assessing the demand for sites and the provision of employment is also affected by a variety of external factors. For example, a significant part of the recent development at Louth has been in response to the growth in re-cycling activities. Over 3.5 ha of land have been developed for these uses by public and private sector initiatives which, because of their 'one-off' nature, have the potential to distort the data and the conclusions drawn from it.

3.13 Whilst manufacturing and tourism uses tend, for the most part, to be more location specific, many of the service industries are not. As a consequence some employment sites have become home to a range of uses. In addition to some retail uses on some sites there are vets, sport/leisure facilities and solicitors offices. The aim of the Employment sites is to provide primarily for B1 and B2 Uses (Light and General Industry) and the Council will need to consider the appropriateness and implications that further development of retail and commercial uses will have on the sites and on the viability of town centres.

4.0 POPULATION TRENDS

4.1 There is some uncertainty over rates of population growth for the District in the future. This is primarily a reflection of the importance of inward migration as a driver of growth in the absence of any natural increase. Graph 2 shows how estimates vary and that the latest (2014) figures show considerably lower rates of growth compared to earlier projections.

Graph 2 Possible Population Growth Scenarios



4.2 Along with the population growth modelling, estimates of the possible growth in jobs as a consequence of the different scenarios have been produced for the Council. They indicate that, based on 2014 population projections and the scenario the Council has chosen that of PG-10yr, there could be up to 124 jobs created per annum.

4.3 The modelling also recognises the age structure of the population and that because the growth in population is driven primarily by migration of older people retiring from elsewhere in the country, it cannot be assumed that there will be a direct correlation between the new jobs and population growth.

4.4 For more information on population trends, including the jobs forecast, see the Demographic Forecasts for East Lindsey June 2015 and October 2016.

4.5 Alongside the Demographic Projections the Council’s Economic Baseline Study 2016 highlights a decline in the working age population. The Baseline document highlights that, if current economic activity rates stay the same, the percentage of the economically active workforce who work in East Lindsey will need to increase from 66% to 81% to sustain the local jobs market. To some extent, it is anticipated that this gap will be reduced by older people remaining in the workplace for longer, the increase in retirement age and benefit reform. However, even taking this into account, there is still likely to be a gap between the stock of jobs in East Lindsey and the number of economically active residents that are available to fill them in the future.

4.6 Because of the continuing uncertainty over population and business growth and the linkages between the two, both elements will be closely monitored over the coming years.

5.0 REVIEW OF EMPLOYMENT SITES & PLANNING HISTORY

5.1 This section contains a review of the planning history of the industrial estates based on planning application records received since 2000, and diagrams showing plot vacancy information to the end of September 2016. It aims to provide an analysis of past trends in terms of rates of development and changes in use as well as identifying the area of land described as vacant.

5.2 District wide, the review shows that the amount of development on established sites has been variable. At Louth, Skegness and Horncastle the number of businesses and take-up of land has continued to grow.

5.3 Elsewhere however, in the smaller towns and villages, the take-up has been less positive and there has been little or no change in recent years. It is expected that typically, in these locations, the existing allocations or minor extensions will be sufficient to meet expected demand in the short term.

Availability - Summary of Sites

5.4 In assessing the availability of sites, the review does not distinguish between those that are vacant, developed but unused, or under development. In the absence of an established use, the review records them as sites with potential capacity. Table 4 summarises the position on sites as of September 2016, showing their gross area and the availability of plots and units in each location. Each town is dealt with separately in the subsequent sections.

Table 4 Site Size and Plot Availability

Town	Gross Served Area (ha)	Allocated Un-served Area (ha)	Vacant Plots ha.	Vacant Units (sqm)	Vacant plots	Vacant units
Alford	7.275	1.4*	1.3*	125	3	1*
Binbrook	0.26	0	0	0	0	0
Holton le Clay	7.9	0.77				
Louth	88	0	13.4*	2900	26	16
Louth (west of A16)	22	0	9.9*	0	1	0
Manby	23.3	0				
Mablethorpe	14*	0	4.5	550	16	5*
N. Somercotes	0.62	0				
Skegness, Wainfleet Road	28.4	32.4	3.4	2280	8	12
Skegness, Burgh Rd	0	9.5	9.5		0	0
Spilsby	7.5	*3.0	0.34	435	1	3
Total		41.9	17.74	6290	55	31

Notes

* Alford – there are 9 further units currently under construction on an unallocated site adjacent to the estate at Alford
*Horncastle Allocated Area includes area adjacent to Lin Pac/DS Smith
* Louth excludes Fisher Seeds
*Louth west figure reduced to reflect area of landscaping on south
* Mablethorpe area reduced to exclude buffer at southern end
* Spilsby Allocated un-serviced reduced from 10ha in 1995 Plan

5.5 The data relating to individual units should be treated with caution. Although every effort has been made to record vacancies accurately, because of a lack of activity and/or signage it is difficult to confirm whether some units are occupied or not. Notwithstanding this, the information in the table above provides a sound assessment of the current situation.

5.5 The key points that can be drawn from the table are that: -

- The total un-serviced area amounts to 41.9ha and is concentrated in Louth and Skegness. The emerging Local Plan proposes to reduce the allocation at Spilsby to 3ha and this is reflected in this figure.
- There are 55 vacant (undeveloped) plots, the largest number (26) of these are in Louth.
- The area of plots that are vacant is almost 17.74 ha
- There are 31 vacant units at various locations around the district, the greatest numbers being at Skegness 12 and Louth 16
- The vacant units have an estimated floor-space of 6290 sq m.
- Additional capacity has been provided at Burgh Road, Skegness through a proposal to develop 9 hectares as part of a private venture.

Demand for sites - analysis of planning applications 2000 to present

5.7 To assess the need to provide additional space, this report assumes that unless a site is developed or in use, then it has potential to contribute to that need.

5.8 It recognises that some plots have been purchased by developers to meet both individual (future) needs and on a speculative basis. However, whilst this may have some impact on the overall capacity in terms of 'available' plots it should not impact on the employment potential.

5.9 As part of the assessment, the planning history of each site since 2000 has been reviewed. Planning application records for each site have been analysed to identify those that will have a bearing on the overall position i.e. those that propose the erection of new buildings and changes of use, but not minor works. These are referred to in the text as '**significant**' applications.

5.10 Although it is recognised that Outline applications and Inquiries provide an indicator of potential uses, they do not have a direct impact on the amount of land that is available and they have been discounted from this analysis.

- 5.11 Similar limitations also apply to the use of sales data as an indicator because of the sometime speculative nature of acquisitions and, more recently due to the uncertainty of the market, which has prevented development-taking place. This has led to some sites being 'returned' to Council ownership and there is evidence of some land-banking occurring in Louth. Data on sales has however been used to provide a comparison with the evidence from the development trends.

Change of Use

- 5.12 The analysis of planning permissions has identified where changes of use requiring planning permission have occurred, for example from a vacant plot to a compound or, between uses in terms of the Use Classes Order. It does not reflect the changes that have been brought about because of business changes through business formation, failure or expansion and there is an ongoing turnover (or churn) of premises on the employment sites.
- 5.13 Records kept since 2006 confirm that this turnover predominantly affects the smaller units occupied by small and newly formed businesses which, as the largest category, might also be expected to see the greatest success/failures rates.
- 5.14 The turnover and vacancy data will provide an indicator of the additional demand or, potential oversupply, of smaller units and on a site by site basis will help the Council to determine space and plot size requirements as part of the development strategy for estates and provide guidance for potential developers.

6.0 ANALYSIS OF SETTLEMENTS

- 6.1 This section deals with each individual employment estate within the scope of the review. It outlines the future requirement of that estate, calculated in terms of take-up between 2000 and 2010, and estimates the likely need over the next 15 years.
- 6.2 The capacity of sites to meet future need compares the estimated requirement with the area of undeveloped plots to identify the likely shortfall. Where plots are part of a site with a service road that area is treated as the net developable area and capacity is calculated on that basis. However, in some cases an allowance for access roads (to serve cul de sacs), of as much as 15% may be required.
- 6.3 On virgin (allocated but un-serviced) sites that may rise to 25% where service roads and landscaping are required, or higher if flood alleviation/water collection elements are needed. These values will be applied to indicate an estimate of the gross requirement.
- 6.4 In calculating the gross figure, no space provision is made for the requirement in the future for sites to incorporate sustainable drainage systems.
- 6.5 The assessment of the large villages follows the review of the towns

7.0 BEECHINGS WAY, ALFORD

- 7.1 The Beechings estate lies on a flat site to the west side of the town and, apart from the residential properties on its frontage; it is surrounded by open fields. Developed around the former railway station it has since been extended and now covers approximately 7.7 ha.
- 7.2 Although the old station building remains, the majority of structures are relatively recent, are of steel frame construction and are located around a purpose built access. The estate is tidy, functional in terms of design and layout and satisfies the basic requirements for a general-purpose employment site.
- 7.3 The site has direct access to the A1104 which joins with the A16 just 4km away, which provides links south to Boston and the A1, and north to Grimsby and the Humber Bank.
- 7.4 Expansion of the site is constrained by the current plot layout (see plan) and by nature conservation designations although there is potential to extend to the south.
- 7.5 The site is divided into 19 plots of varying sizes. Five have been subdivided and provide smaller 'workshop' type units.
- 7.6 There are 4 undeveloped plots (6, 12, 13 and 14) of between 1,000sqm and 5,000sqm on 1.23 ha of land; however, the area identified as Plot 14 would be required to provide the link for any extension to the south.
- 7.7 In September 2016, one vacant, new (unused) unit with approximately 80 sqm of developed floor space (shown in green on the plan) was identified.
- 7.8 Over the period, (2000 to June 2010) 14 planning applications were received relating to 9 plots and resulting in 1.312ha of land being developed. This number included proposals for 6 plots involving 5 new buildings and 1 change of use to provide a haulage road. Five of the applications were in respect of one plot and were for extensions to an established business. One application sought to extend an existing unit.
- 7.9 Between 2010-14, 8 planning applications were received for the site. There were 6 applications of note, including 2 for changes of use, 1 involving the erection of a new structure to provide a storage unit, and one to site storage containers.
- 7.10 Since then, 11 workshops have been developed on Plot 15 and 10 are occupied. (see 7.7) and a site has been brought forward to the north of the existing estate on an un-allocated parcel of land and 9 units are currently being built.
- 7.11 There has been no progress in bringing Site J the allocated and un-serviced area to the south of the estate forward. This site is outside the Council's ownership and would require an extension of the current access utilising Plot 14, and the area of the plot has been excluded from future need calculations.

FUTURE REQUIREMENT

- 7.11 Based past trends, it is estimated that sufficient capacity is available to meet likely needs in Alford until 2020 but that an additional 1.0 ha will be required to meet need in the longer term. Opportunities to extend to the south on the undeveloped allocated site or west of the existing estate, and the capacity of the sites to be served by essential infrastructure will be investigated.

Take up 2000 to 2010 = 1.312ha

Estimated Need over 15 yrs = **1.97 ha**
(1.312 / 10 * 15)
(Take-up per annum x 15 years)

Vacant plot area (see 7.11) = 1.12 ha

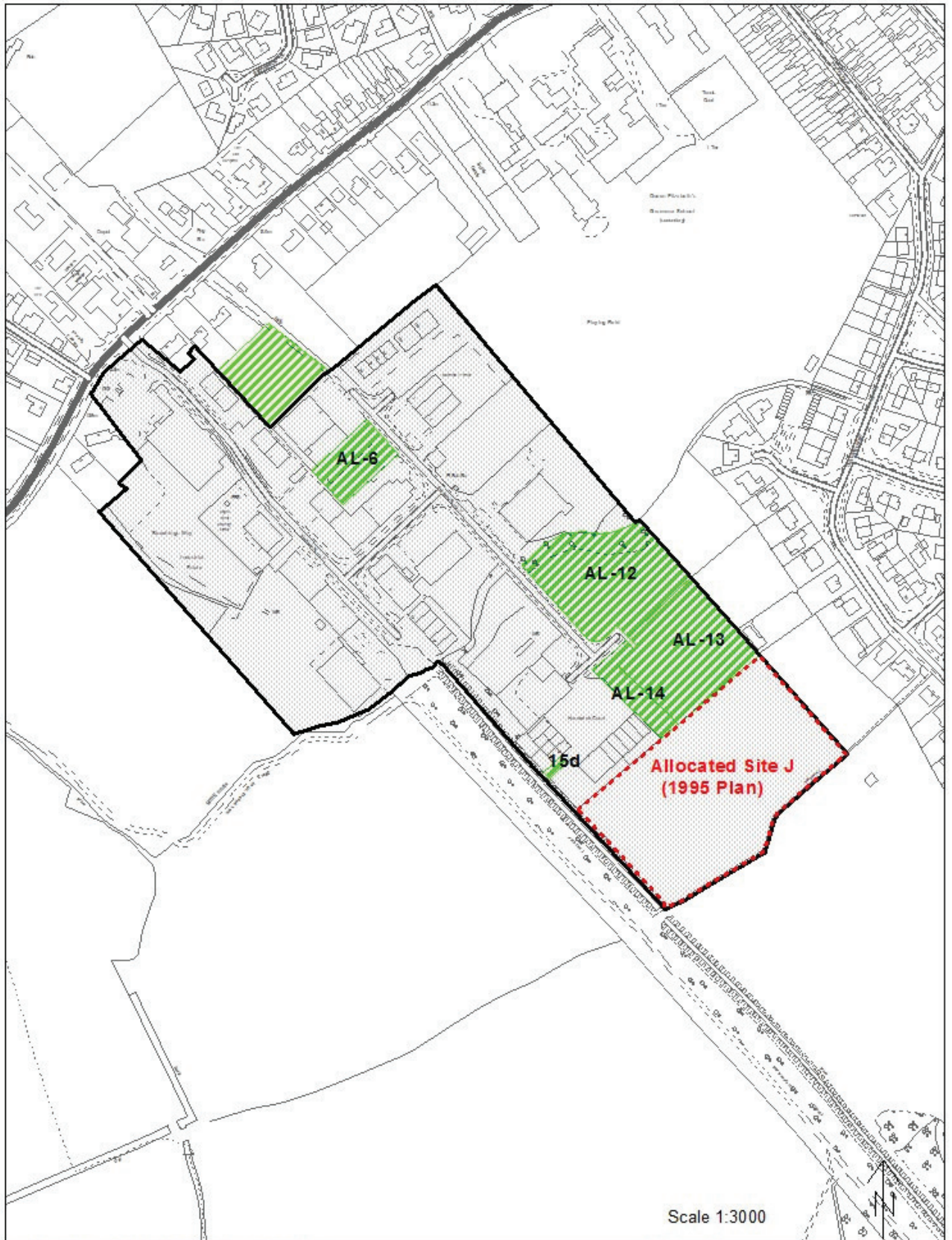
Area provided by non-allocated permission = 0.20¹ ha

Shortfall (1.97 – (1.12 + 0.20)) = 0.65 ha

Allocated Site (J) = 1.4 ha gross

- 7.12 Based on the above, and taking into account the new vacant units recently made available by the private development, it is proposed that to meet the likely need in Alford over the Plan period, no less than 1 ha of land should be provided. It is anticipated that the Neighbourhood Plan for Alford will address this need.

¹ Excludes area of access road



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Alford Employment Land

7.0 COLDHAM ROAD, CONINGSBY

- 7.1 The site was initially developed by the Council in the early 1970s and is a modern estate comprising of medium / small steel framed buildings. It lies on the eastern side of the settlement and has good access to the main road network between Horncastle and Sleaford and to Boston.
- 7.2 The site covers 3.375ha and was originally divided into 8 plots. Plots 3, 4 and 7 are sub divided providing smaller units of between 70 and 150 sqm for their occupants. In June 2011, there were no unoccupied premises on the site; however, in August 2013 two premises were unoccupied.
- 7.3 Since then there have been a number of changes and at September 2016 three small units were vacant although on one site (3d) the construction of 2 additional units was underway. The planning application also suggests that further expansion is proposed on the same site.
- 7.4 In addition, there has been a change in some of the occupants with MTag Composites now occupying 3 larger units on two plots.
- 7.5 Access has been retained to the 7.8 ha of agricultural land to the south, which is identified for employment uses in the Local Plan (1995). However, whilst it would provide a logical extension to the estate, its expansion has been constrained both by the lack of demand and availability.
- 7.6 The potential to accommodate any additional expansion on individual plots is also limited by the lack of underused space, and is likely to hamper the possible growth for existing occupiers.
- 7.7 The other major employer in the area is the RAF. There are no allocated employment sites in Tattershall, which is part of the defined settlement.
- 7.8 In total 20 planning applications were received between 2000 and 2010. Of those, only 6 proposed 'significant' developments and none were for major works such as new buildings.
- 7.9 Since 2010 there has only been 1 planning application and that was for the erection of 2 units on Plot Co3.

FUTURE REQUIREMENT


- 7.10 The limited information on demand provided by the review of planning applications and uncertainty over future population growth creates difficulties in establishing what might be an appropriate level of provision in Coningsby.
- 7.11 Until these issues can be clarified, it is suggested that past trends at Alford and Spilsby (which are similar sized settlements) over the last 10 years be used as an indicator of possible need. Over the period 2000-10 growth in those settlements has been 1.3ha and 0.65 ha respectively.
- 7.12 Given the lack of demand recorded, it is considered that to meet future need 1.0 ha would be an appropriate level of provision for Coningsby, and that the existing undeveloped allocation is identified as the preferred direction of future growth.



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Coningsby Employment Land

 **Area of Employment Site**

 **Site Identified as Vacant**

8.0 BOSTON ROAD, HORNCastle

- 8.1 Located on the southern edge of the town, the Boston Road estate is dominated by a modern office complex overlooking the access, and by the Polypipe factory which occupies the south-western section. The site covers about 26.7ha.
- 8.2 The northern boundary site abuts the town cemetery and a residential area but its design has incorporated appropriate measures to respect their amenity. To the east and south there is agricultural land and the prospect of future development should it be required. The site is characterised by a mix of modern buildings and has a well maintained appearance, although the open storage and security lighting on the southern side of the site detracts from the quality of the area and the approach to the town from the south.
- 8.3 Access within the site is good and there are direct links from the estate on the A153 to Boston and Sleaford to the south. The A158 also runs through the town and provides good east-west links to Lincoln and the Midlands.
- 8.4 The estate is divided into 40 plots providing for a range of businesses. The two largest are Mortons (Printers) and Polypipe Civils (Water Management Products) but there are also 9 sub-divided plots providing opportunities for smaller businesses in 40 'workshops'.
- 8.5 The Forum Packaging (former Lin Pac) factory on Mareham Road is not included in the overall figures but in addition to being a significant local employer, also controls the remaining, undeveloped part of allocated Site F. Approximately 1.0ha of Site F, on land to the with the potential to provide for additional business uses.
- 8.6 The estate is currently served by a single distributor road, which provides a link to Site F and to land to the east of the site. However, the road is over 750 metres long and is not best suited for extension beyond Site F. It is considered therefore, that the option of extending the estate southwards onto County Council land is the more suitable direction for future growth.
- 8.7 Between 2000 and 2010 there were 46 'significant' planning applications on the site. Most relating to the eastern end of the estate, but significantly, there was also been a 1.5ha extension, to the south to accommodate an extension to the Polypipe site. Altogether 15 plots were developed and occupied during that period, providing 25 units of varying size on 5.5 ha.
- 8.8 In 2010 there were 3 small workshops of 90 to 100sqm vacant on the estate indicating high occupancy levels and good demand for space on the estate. There were also 15 vacant plots with an area of 2.639 ha (not including site F). All but 3 of these sites have had the benefit of planning permission over the period between 2000 and 2010.
- 8.9 Since 2010, 12 'significant' planning applications have been received for the site including 12 workshops, two recycling units and a meeting hall.
- 8.10 Excluding the allocated site (F) in the north eastern corner of the site, there were 6 vacant/undeveloped plots ranging in size between 1013 sq m and 2544

sqm in September 2016. Together these sites provide about 1.0ha of employment development potential.

- 8.11 In addition, there were 5 small, vacant units providing between 50 and 250 sq m of business space.
- 8.12 Based on a plot development rate of 5.51 ha (net) between 2000 and 2010, (which excludes the extension to the Polypipe premises) the requirement to meet need between 2016 and 2031 is calculated as 8.26 ha net. With the additional space required to provide infrastructure (roads/footpaths, landscaping and boundary treatment, drainage systems) this is calculated to amount to around 10.3ha gross.

FUTURE REQUIREMENT

- 8.15 Based on demand at past rates, using developed and occupied site criteria, over the period 2016 to 2031 it is projected that overall an area of 8.25 ha (net) will be required. Assuming that allocated Area F (2.5ha) can be brought forward then, as the calculation below shows an additional 4.6 ha will need to be identified.

Take up 2000 to 2010 = 5.512 ha

Estimated Need 15 years (5.512/ 10 * 15) = 8.26 ha.
(Take-up x 15/10)

Vacant serviced plot capacity (excludes Site F) = 1.09 ha

Shortfall (8.26 – 1.09) = 7.17 ha

Potential from un-serviced area of Site F = 2.5ha


***Revised additional land requirement (7.17 – 2.5) = 5.0ha**


*Assumes no additional growth by Polypipe.



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Horncastle Employment Land

 **Area of Employment Site**

 **Site Identified as Vacant**

9.0 FAIRFIELD, LOUTH

- 9.1 Located on the northern edge of the town, the Fairfield estate is the largest in the district and has seen growth into most of the areas allocated in the 1995 Local Plan. It extends to the east and west of the 'natural' boundaries formed by the former railway and the A16.
- 9.2 The site covers approximately 88 ha (excluding the DS Smith site west of the A16 and the Britton Merlin site off Brackenborough Road). It is home to a wide range of uses from large-scale manufacturing/packaging and recycling, to smaller one/two person enterprises. There are also a number of 'non-industrial' uses on the estate including retailing, office, educational and leisure based activities.
- 9.3 The estate has good access onto the A16, which links the town to Grimsby and the Humber Bank to the north, and south to Boston and beyond.
- 9.4 There are 125 plots identified on Fairfield in a variety of sizes. In June 2010, 54 were either vacant or unused with sizes ranging between 1250 sq m and 2.5 ha; 13 of these sites had planning permission. In the main, these are located on the newer, northern part of the estate and amount to nearly 15.5 ha of vacant/un-used land. In addition the former Fisher Seeds site and land adjacent to the DS Smith (Belvoir Road) factory provide the potential for a further 2.5ha and 1.688ha respectively.
- 9.5 In June 2013, there were 31 vacant plots covering 17.98 ha – this area includes the Fisher Seeds site and the land adjacent to DS Smith which has outline permission for a cattle-market.
- 9.6 In comparison to the 2010 survey, 7 plots that were available or undeveloped in 2010 have now been developed. That equates to 2.38 ha of land that has been developed since the 2010 survey.
- 9.7 In the 2010 survey there were a total of 19 small vacant units ranging in size between 30 and 500 sq m. with a total space of about 3330sq m, available. This rose to 24 in 2012 and 27 in 2013, primarily as a consequence of new builds. In 2013 the 27 vacant units ranged in size between 47 – 500 sq m. with a total space of approximately 3220 sq m.
- 9.8 Between 2000 and 2010, 135 planning applications were received proposing a range of potential uses and different scales of development. 63 of these proposed 'significant' developments including the re-development of the former knitwear factory by Focus. A further 29 were duplicate/revised applications or proposals for the intensification use on existing sites (including 2 blocks combining 4 adjoining plots). 14 schemes granted planning approval were vacant or undeveloped. One site was subject to a rebuild.
- 9.9 Of the other applications, 10 were proposals to extend/alter premises and 17 applications proposed changes of use.
- 9.10 Since 2010, over 50 planning applications have been received for a variety of developments. Over half (26) involve proposals for significant developments (erection of new buildings) and a further propose changes of use.

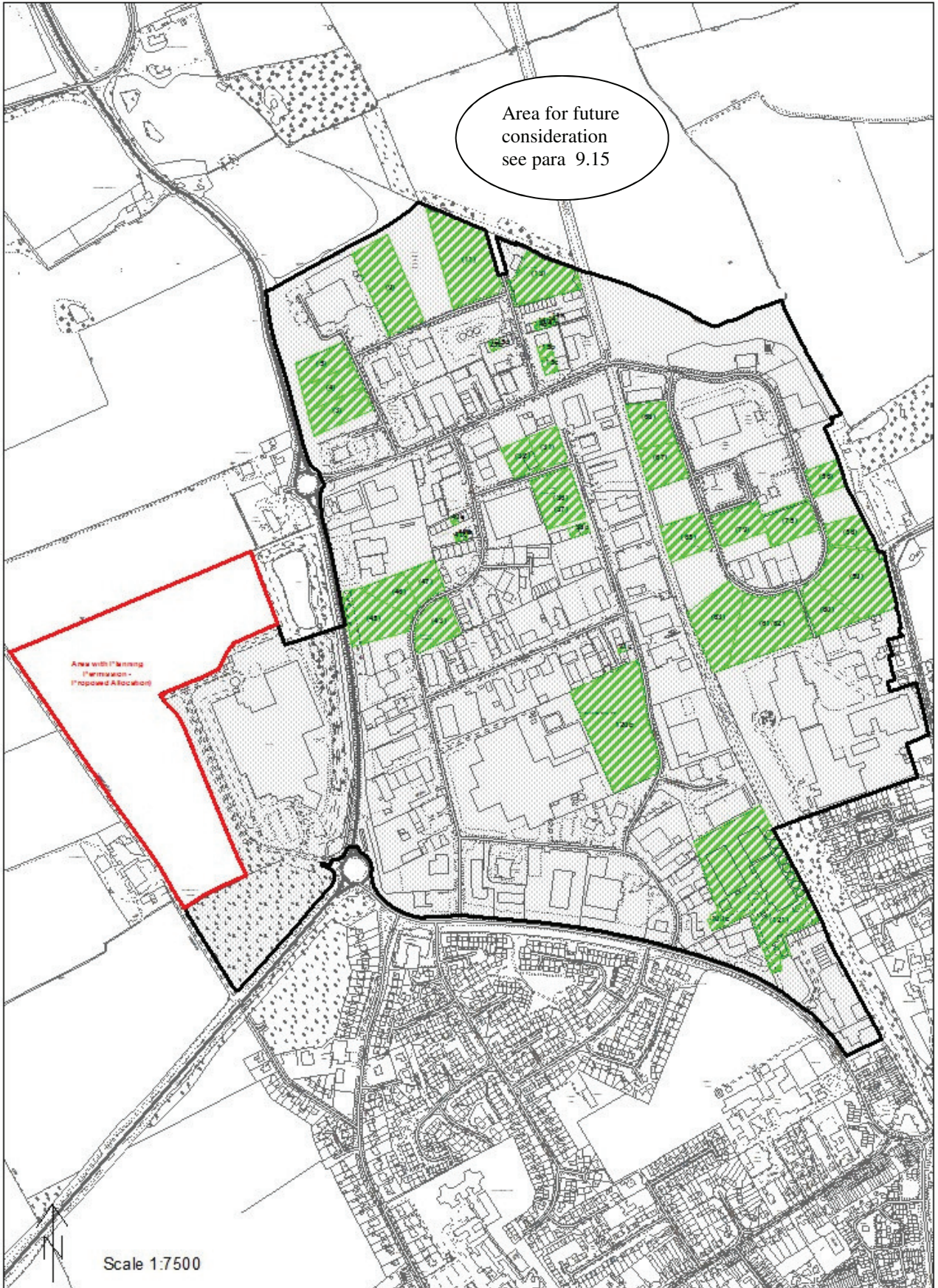
- 9.11 On the areas allocated for development in the Local Plan (1995), 41 plots, on 14.1 ha, had been developed and occupied by 2010. There were 3 sites on 1.5 ha that had been developed but were unoccupied and 37 undeveloped plots on 15.45 ha remaining.
- 9.12 As of December 2013, 28 plots on 12.6ha were undeveloped; one of those had the benefit planning permission and construction had recently started on two others.
- 9.13 In September 2016 there were 26 vacant plots with an area of 12.5ha; including site 120 that has the benefit of planning permission for a cattle-market. In addition there is some potential on the brownfield site of 1.6 ha, formerly occupied by Fisher Foods, but this requires significant remedial works before it can be brought back into use. At the same time there were 29 vacant units providing around 3800sqm of floor-space.
- 9.14 There is also approximately 9ha of land, opposite the estate to the west of the A16 with the benefit planning permission. This site has remained undeveloped for a number of years and remains a potential source of supply.

FUTURE REQUIREMENT

- 9.15 Based on past development rates, using developed and occupied site criteria, it is projected that an additional area of approximately 21 ha would be required up to 2031. However, as shown below there is capacity on site and on adjoining land to meet that need.

Take up 2000 to 2010	= 14.1 ha
15 Year Estimated need (14.1 /10) x15	= 21.15 ha
Vacant plot capacity (greenfield)	= 12.66 ha
+ Land west of A16	= 9.0 ha
Potential Area	<hr style="width: 100%; border: 0.5px solid black;"/> 21.16ha

- 9.16 Assuming the site to the west of Grimsby Road, and the land-banked sites on Fairfield are brought forward, adequate land exists to meet the short to medium term need based on past trends.
- 9.17 Additional land, located to the north of the Fairfield Estate, has been identified by its owners as available for development and would form a suitable extension to the site in the longer term. The need to bring this site forward should be considered as part of the proposed early review of the Local Plan to ensure adequate lead in time is allowed to bring the site into use.



Area for future consideration see para 9.15


Area with Planning Permission - Proposed Allocation

Scale 1:7500

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Louth Employment Land

 **Area of Employment Site**

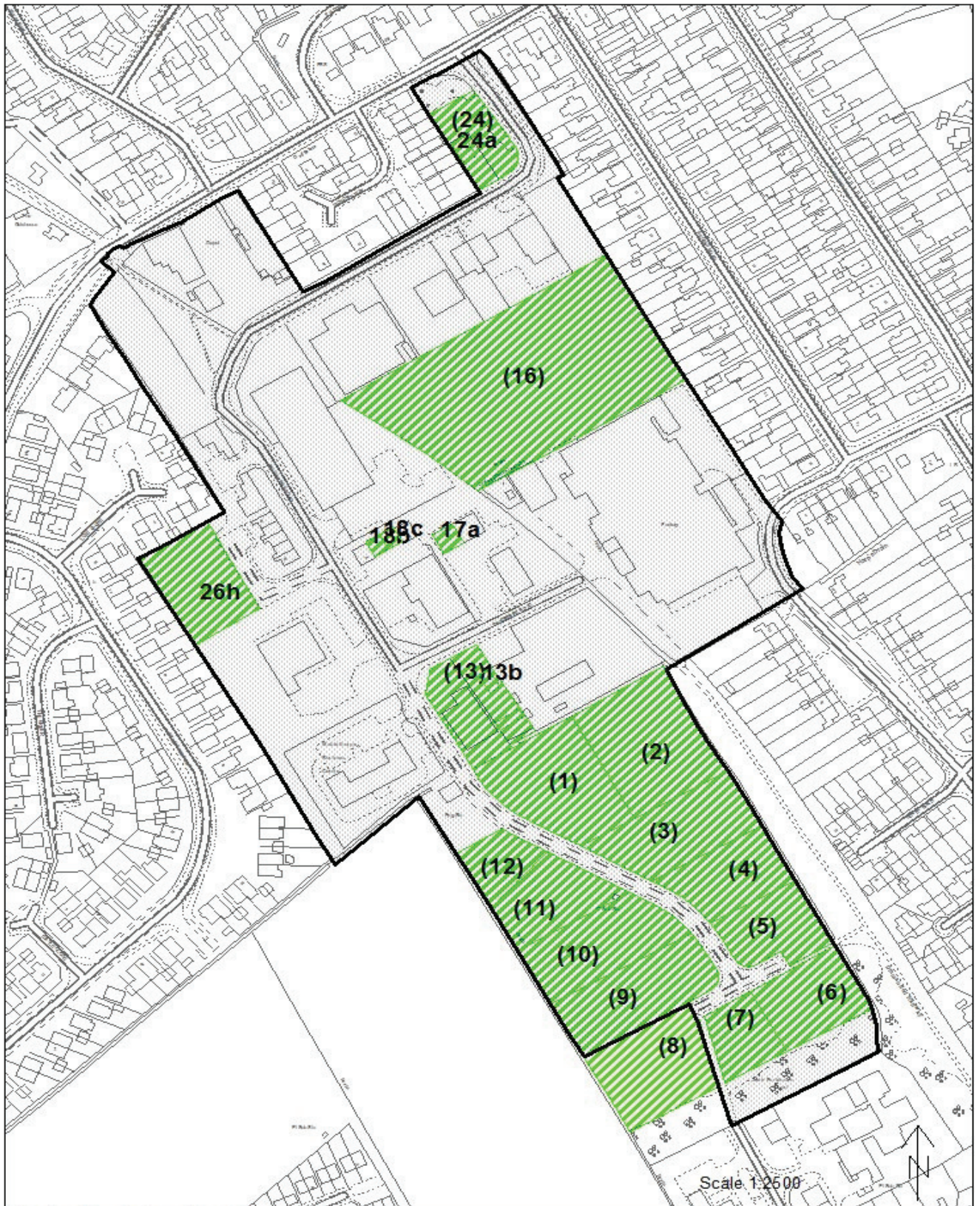
 **Site Identified as Vacant**

10.0 GOLF ROAD, MABLETHORPE

- 10.1 The Golf Road estate lies to the northwest of Mablethorpe town centre and has reasonable access to the main road network linking it to Louth, Grimsby and Skegness. The service road is a cul-de-sac, which enters the site from the northern end, and this earlier phase accommodates current users. The latest phase, at the southern end of the site, is serviced but unoccupied.
- 10.2 The site covers 14.36 ha and is divided into 28 plots. There are currently 15 vacant unoccupied plots ranging in size between 1.14 ha and 0.1 ha; there are also 10 empty units of between 50 and 200sq m. The Linx House site covering plots 15 & 16 also has planning permission to develop the site for a range of uses
- 10.3 Significant employment opportunities are also provided locally in the tourism industry.
- 10.4 There has been limited planning application activity at Mablethorpe over the last ten years. The most significant development occurred at the end of the 90's when the Business Centre and Dynamica premises were built. Since that time the most notable developments have been the extension of the estate road and, in 2006, planning approval for the construction of a light industrial unit on Plot 4, which is yet un-built.
- 10.5 Because the regeneration of Mablethorpe remains a Council priority it is recommended that the allocated (serviced) site is retained in its entirety to ensure the opportunity to build a wider employment base is available.
- 10.6 Notwithstanding that, the wider objective the Council is also proposing to allocate part of the site to make provision for a gypsy and traveller site. However, if implemented this will only occupy a single plot (8) located in the south western corner, and not compromise the capacity of the site to meet the expected need over the Plan period.

FUTURE REQUIREMENT

Take up 2000 to 2010	= 0 ha (net)
Estimated need	= 0 ha.(net)
Vacant plot capacity (Greenfield)	= 4.131ha (net)
Brownfield	= 0.353 ha
Shortfall	= 0 ha (net)



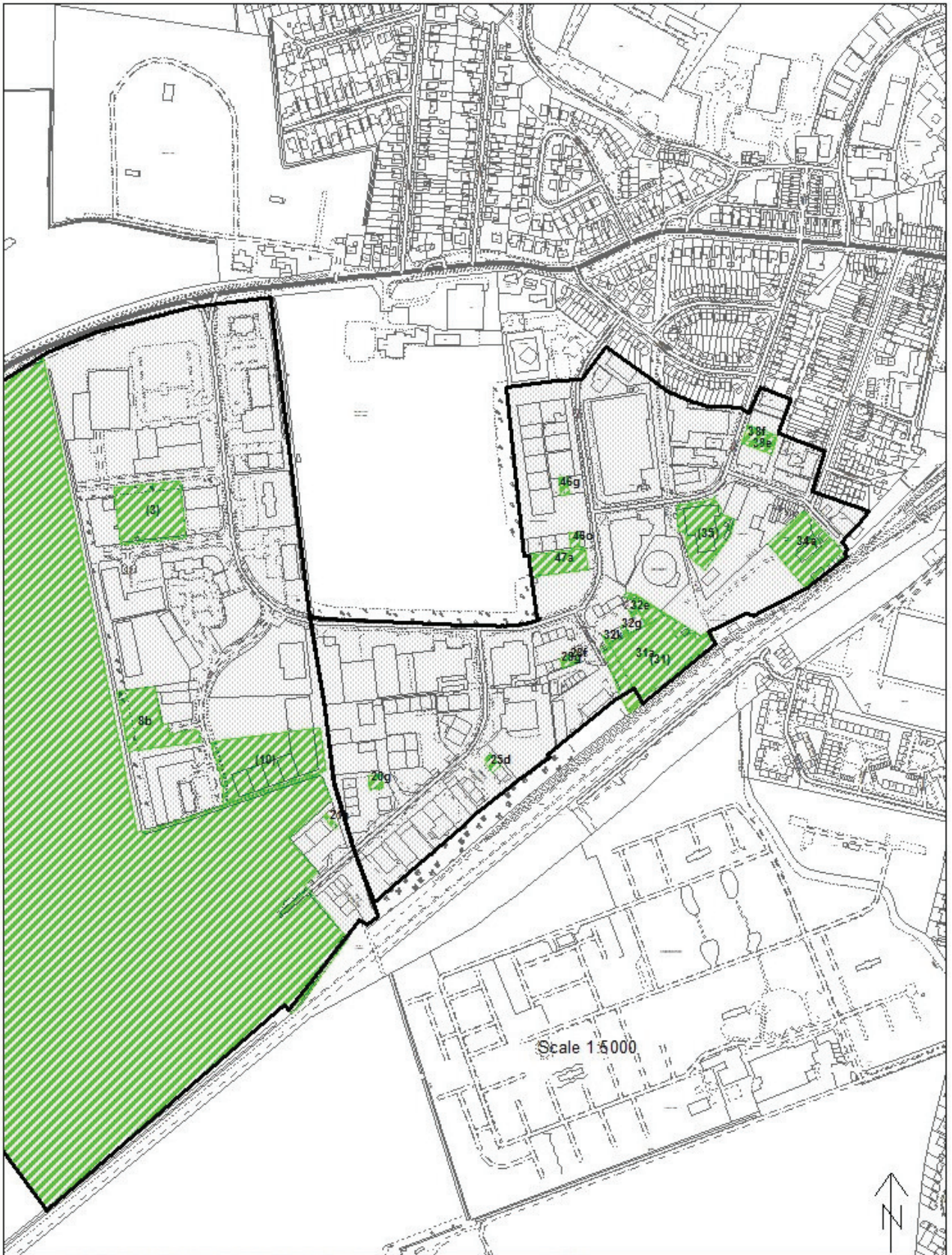
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Mablethorpe Employment Land

	Area of Employment Site		Site Identified as Vacant
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11.0 WAINFLEET ROAD SKEGNESS

- 11.1 The Wainfleet Road estate is the main employment site in the Skegness. The estate is accessed directly from Wainfleet Road (A52), and is located on the edge of the built up area, but close to the town centre. It has good links south towards Boston and beyond via the A52 but access to the west to Lincoln, involves passing through parts of the town.
- 11.2 The serviced area of the site extends to about 28 ha and recent development has seen a wider range of uses occupying the site. More recently involving the introduction of retail and commercial uses, notably at the more modern, western end.
- 11.3 To the west of the developed area there are 26.57 ha of land allocated for development that is un-serviced; (allocated Site G), which is identified for B1 uses. Access already exists to the southern end of the site via Hassall Road, but no access is currently available from Wainfleet Road. Approximately 17 ha, including the road frontage, has the benefit outline planning permission and access has also been retained from a number of points off Heath Road.
- 11.4 There are 48 plots identified on the Wainfleet Road estate. A significant number of these are subdivided and provide accommodation for about 160 businesses overall. Most recent development on the estate has occurred on Heath Road (at the western end of the site) but there has been some extension of existing units including increases in the number of small units on some plots located in the more established areas of the site.
- 11.5 Of the 4 plots (on 1.92ha) that were undeveloped in 2010, 3 remain undeveloped. There is a further plot (9), which has been developed for offices and workshops; these are only partly occupied.
- 11.6 In addition, there are 2 vacant brownfield plots of approximately 1.2 ha on the eastern side of the estate, and 30 vacant 'workshops' varying in size between 50 and 550 sq m, with a potential to provide around 5080 sq m. floorspace.
- 11.7 The town has recently lost a major employer with the closure of Rose Bearings (NMB Minebea), and the Glisten (formerly Fravigar) Confectionary business is threatened with closure. Elsewhere in the town, Fenland Laundries is an important employer and operates a service for the tourism industry from a 0.8hectare site off Roman Bank to the north of the town.
- 11.8 The Planning database records 105 applications for development on sites on the Heath/Wainfleet Road site in Skegness between 2000 and June 2010. Of these 30, related to the erection of buildings, either single units or blocks of smaller units. The majority of these have been new sites and not re-development.
- 11.9 Over that period there were also 16 applications for changes of use and a further 15 proposals to extend existing premises. 32 schemes proposed minor works – from lighting columns to temporary buildings.
- 11.10 Twelve plots were developed on Heath Road between 2000 and 2010, accommodating 19 units and covering 9.6ha. At that time there were 6 vacant, serviced plots providing 2.68 ha space.



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Skegness Employment Land

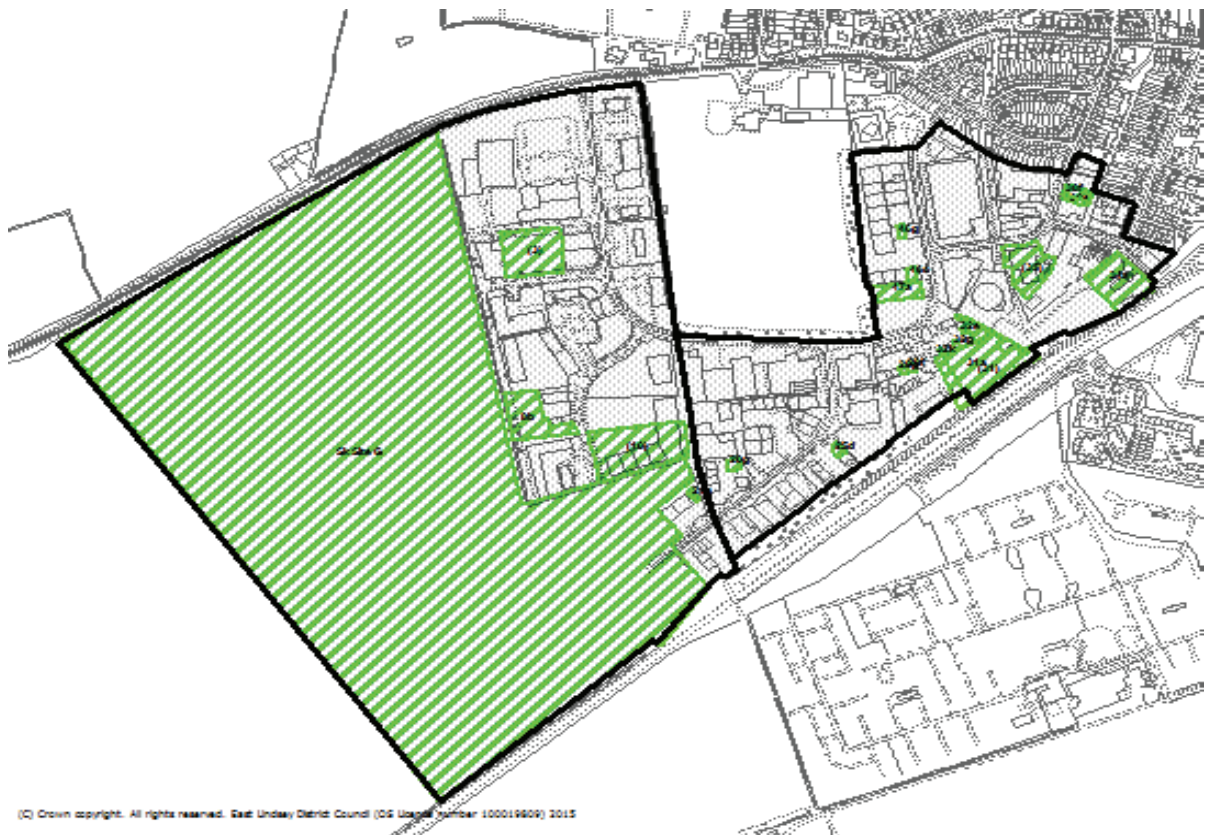
	Area of Employment Site		Site Identified as Vacant
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11.11 Since 2010 there have been 11 significant applications, with 4 applications for change of use, 5 applications were for extension (2 from 1 business) and the remaining 2 were for new builds. The two new build applications has not been started and therefore the plots are registered as vacant. Furthermore, the two new builds application is for a total of 13 units ranging in size from 80sq m to 210sq m.

11.12 In September 2016 there were no vacant undeveloped plots within the main body of the estate. There were however 5 brownfield plots with areas varying between 1400 and 7100 sqm. In addition there were 32 vacant units, both used and unused, located about the site offering a range of development opportunities.

11.13 The northern part of Site G has the benefit of planning permission covering just over 17 ha of land but, apart from development of the access as part of a detailed permission granted in 2002, it remains substantially undeveloped. The full extent of the area including Site G, is shown on the map below.

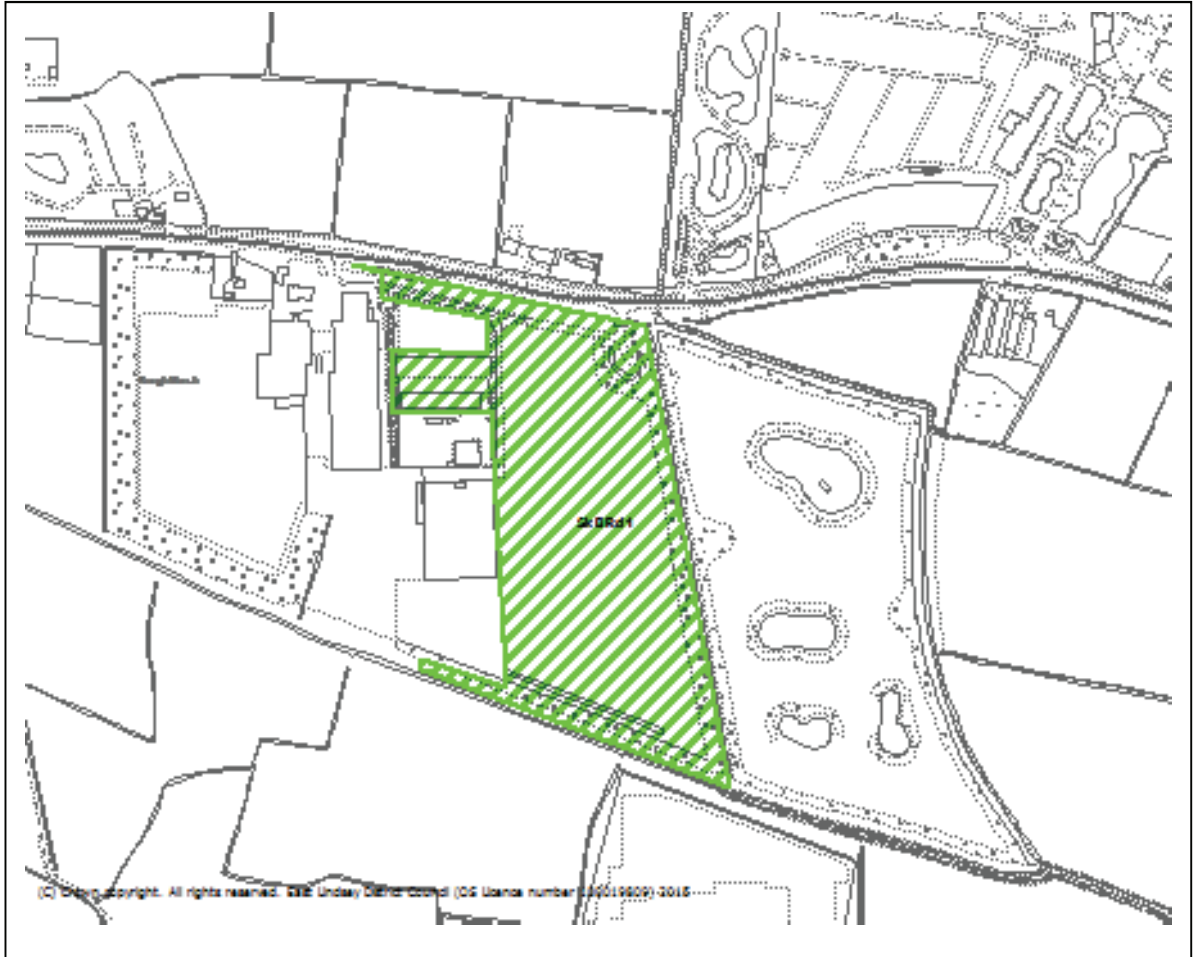
Plan of the Wainfleet Road Estate including the area allocated for future development



11.14 In addition a private sector initiative has added 9.5ha to the stock of employment land alongside the Burgh Road Trading Estate on the main A52

road to the west of the town. There is a mix of uses on the established site including caravan storage, a restaurant and farm shop along with warehousing space. The private development and has been included in the assessment of local availability set out below and its c will be monitored going forward.

Burgh Road Trading Estate



FUTURE REQUIREMENT

Take up 2000 to 2010 = 9.604 ha (net)

Expected 15 year requirement
(9.6 / 10 x 15) = 14.4 ha (net)

- 1. Vacant plot capacity = 0ha.
- 2. Brownfield = 1.9 ha.
- 3. Capacity of Undeveloped Allocation (Site G) = 26.57ha (gross)
- Total Capacity of 1 to 3 = 28.47 ha**

Requirement – Capacity (14.4 – 28.47) = 14.ha oversupply

Skegness Grain, Burgh Road

= 8.3ha (gross)

Total potential supply

= 22.3 ha

11.15 The capacity to meet the likely demand for employment land in Skegness is clearly matched by the area of the undeveloped allocation and the more recently developed Burgh Road site, and no further allocation is proposed at this time.

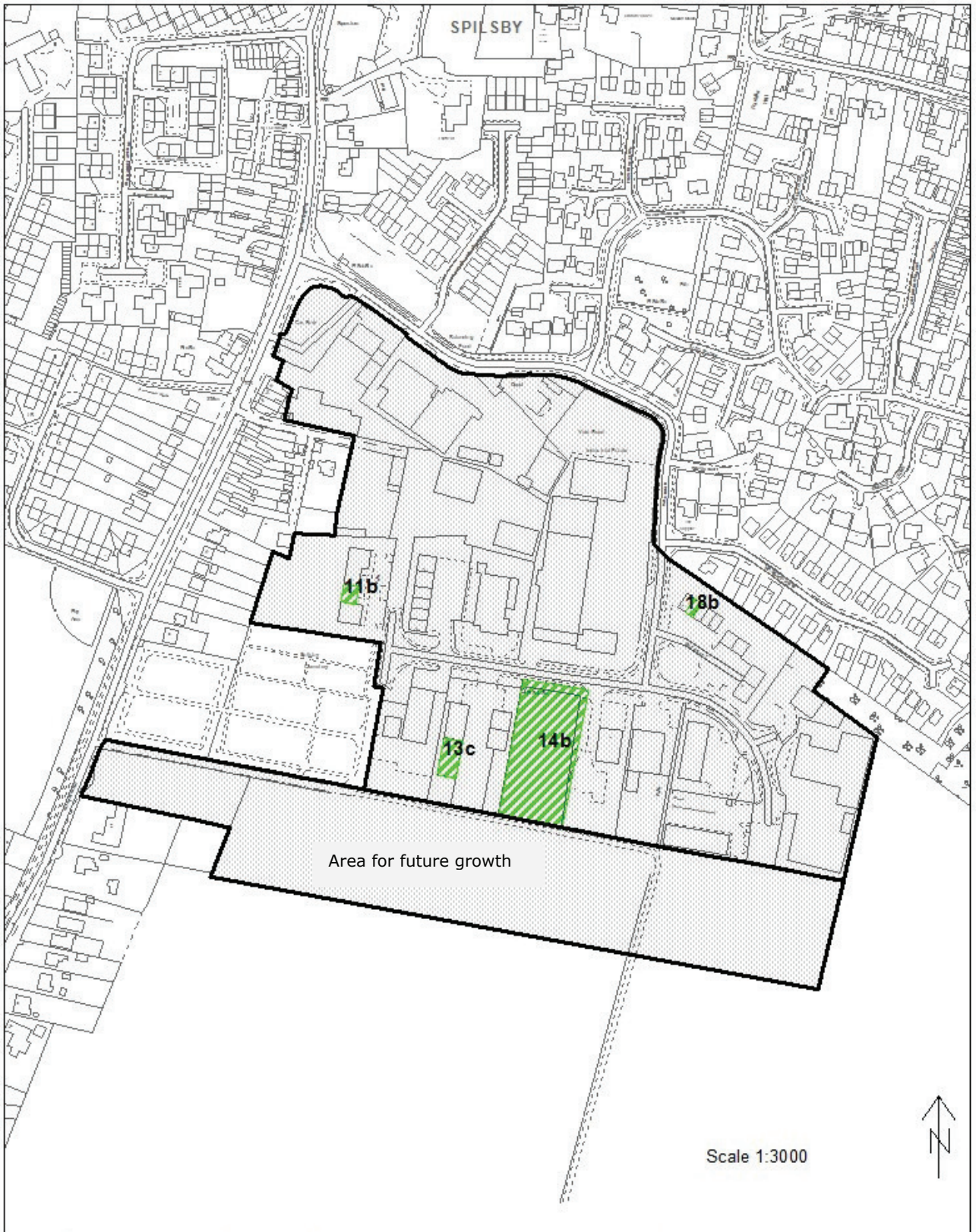
12.0 VALE ROAD, SPILSBY

- 12.1 The Vale Road Estate has been developed around the former railway yard, and this is reflected in its character and layout. It covers about 7.5 ha and a further 11.625 ha, allocated in the 1995 Local Plan to the south of the site, remains undeveloped.
- 12.2 Close to the centre of the town, the site shares its access with several recent residential developments to the north and part of the site is directly abutting some of those houses. The site allocated in the 1995 Local Plan lies to the south on agricultural, and relatively flat land.
- 12.3 Access to the existing site is good; the A16 to Boston (south) and the Humber Bank (north) is close by and provides easy access to the A153 east-west link which is a mile north of the town. The site itself is served by a single access to the north and there is an opportunity to provide a secondary access, directly into the allocated site.
- 12.4 There are 19 plots identified on the estate. There are 3 vacant plots of between 1850 and 3500 sq m available, but on two of those sites construction work has started. Additionally there are 8 individual units ranging in size from 50 to 170sq m that are vacant.
- 12.5 Other significant employment opportunities in Spilsby are provided at Tongs Engineering.
- 12.6 There were 19 applications of note on the Vale Road estate affecting 12 different sites between 2000 and 2010. They included proposals for 6 new buildings, extensions to 9 established units, and 3 changes of use. However, in overall terms this has led to little increase in the capacity of the site with less than 1ha of land being developed.
- 12.7 Since 2010 there have 4 (four) applications of note, the most significant being for the erection of one new building and two for proposed extensions (both related to the same unit). The final planning application was for a change of class use.

FUTURE REQUIREMENT

Take up 2000 to 2010	= 0.655 ha (net)
Expected 15 year requirement (0.655 / 10 x 15)	= 0.9825 ha (net)
Vacant plot capacity	= 0.32 ha (net)
Shortfall 0.98 -0.32	= 0.66 ha (net) = 0.56ha (gross)
Capacity of Revised Allocation (Site F)	= 3.0ha (gross)

- 12.8 As the evidence above shows the demand for new employment in Spilsby has been low and, based on past trends, would require a smaller allocation than currently provided by Site F. However, it is clear from housing records that there has been significant growth in the town, which along with projected growth, may well impact on the demand for additional employment opportunities in the future.
- 12.9 Therefore, whilst a trend based analysis suggests that there is no justification for retaining all of Site F, this needs to be balanced against the potential demand that a growing population may generate and some provision, either on part of the allocated site or in an alternative location, should be considered.
- 12.10 Accordingly, it is proposed that Site F is reduced to 3ha to reflect the lower than expected take-up whilst maintaining sufficient area to accommodate any potential growth associated with the town.



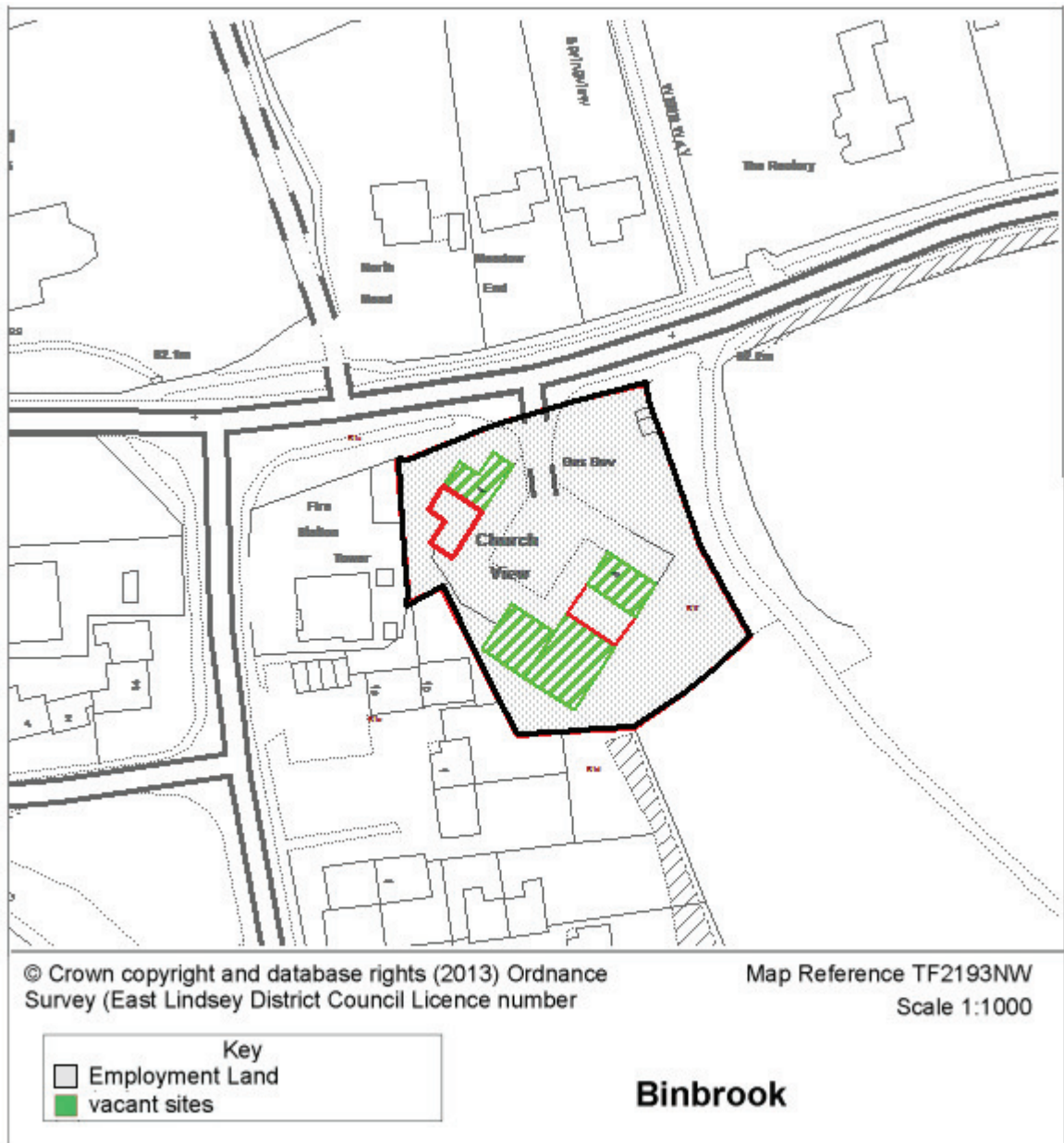
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Spilsby Employment Land



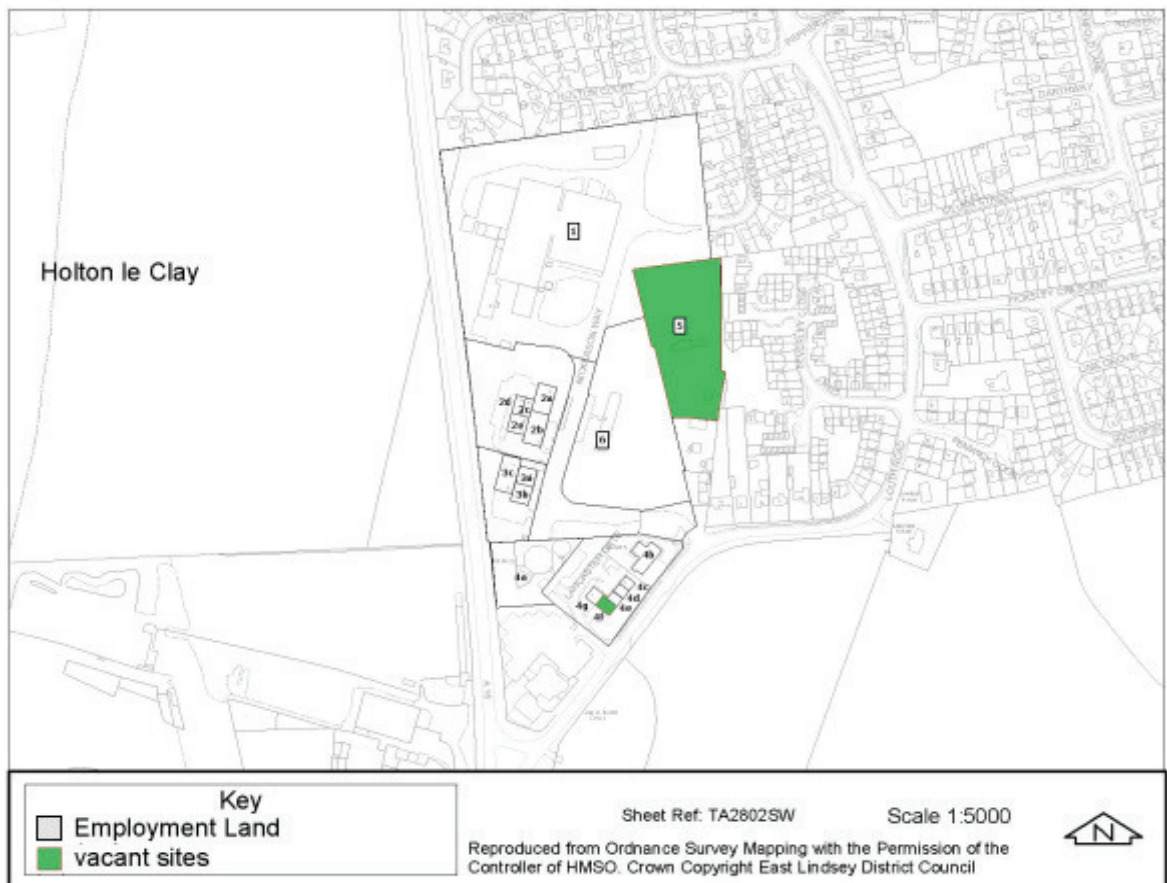
13.0 BINBROOK

- 13.1 The Church View estate at Binbrook was developed by English Estates during the 1980's and provides 6 relatively modern workshop units on the edge of the village. It is a compact site with little or no room for expansion, which provides for small scale local needs.
- 13.2 There are no planning applications of substance recorded on the site since 2000 and there were 2 vacant units when surveyed in 2013. The site is currently being marketed therefore, it is proposed that no additional provision be made in the village.



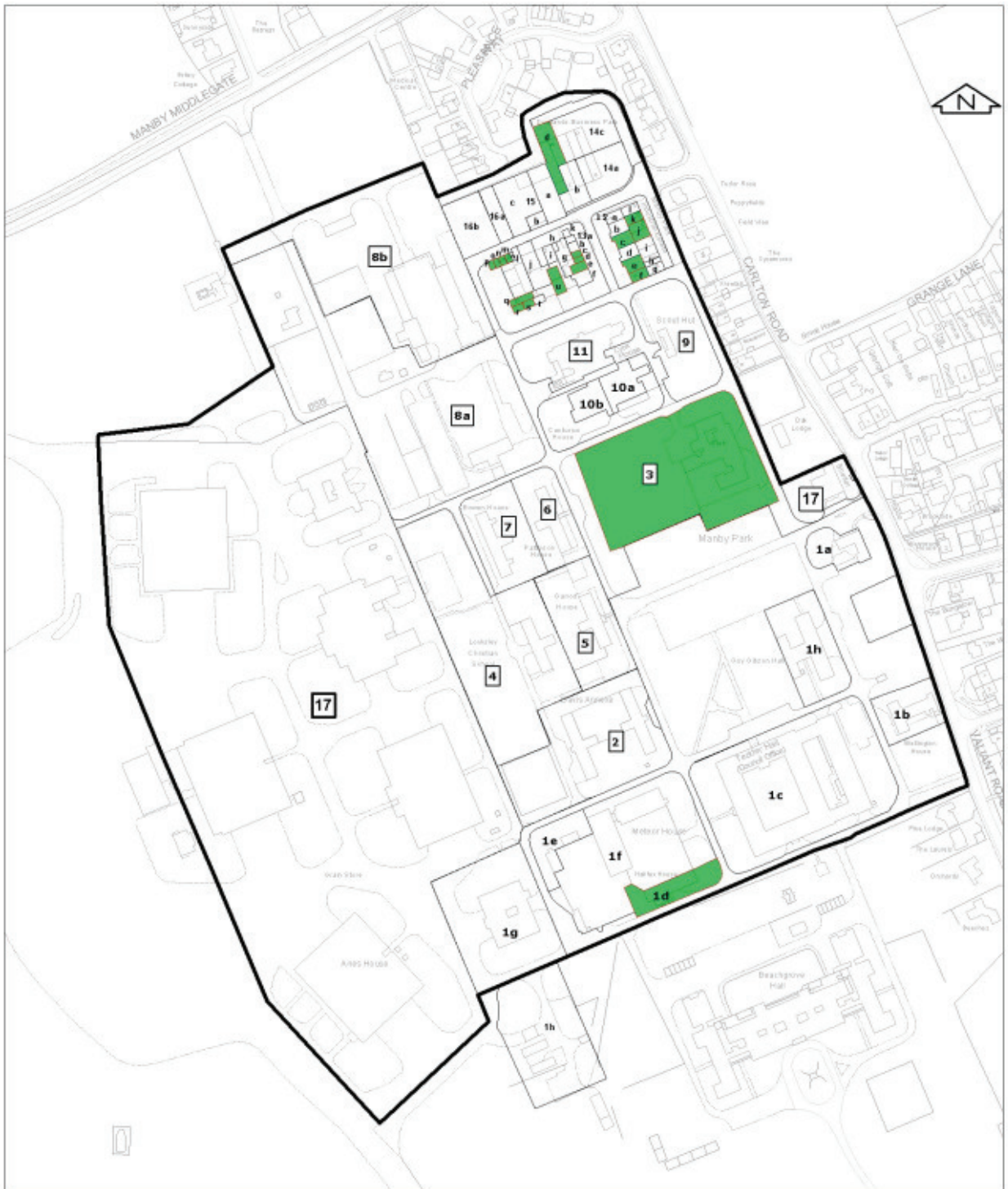
14.0 HOLTON LE CLAY

- 14.1 The Peacefield site at Holton le Clay lies at the southern end of the village with easy access to the A16 into Grimsby and the M180. It occupies part of the former airfield and is dominated by the Limagrain (formerly Nickerson) seed research and distribution building on the northern side.
- 14.2 The site extends to about 8ha and supports a mix of activities including retail, nursery and doctors' surgery. There is one vacant workshop unit available on the site, along with Plot 5, on the site of the former scrap-yard has not been developed.
- 14.3 The planning history for the site shows there was little activity between 2000 and 2010; the most significant being for the nursery that has since been built. Proposals to provide additional units on Phase 3 made during the period and subsequently (in 2013) have not been implemented.
- 14.4 The Parish has embarked on the preparation of a Neighbourhood Plan and is expected to consider the need for additional employment as part of that process. It will need to take account the village's primary role is as a dormitory for Grimsby/Cleethorpes and the Humber Bank and how future plans in that area will influence demand locally.
- 14.5 In addition to the uncertainty over future demand, the capacity of the site is also an issue. It is bounded on 3 sides by development and by the A16 on the west, and although there is some vacant land on Plots 5 and 6 further expansion will be constrained on the site.



15.0 MANBY

- 15.1 The industrial site at Manby covers 23.3ha of the former RAF buildings including the hangars and the former parade ground which is now used as a car park. Excluded from the identified site is the airfield and the former Officers Mess.
- 15.2 There are 4 elements to the site.
- Manby Park which comprises of the former barracks and education buildings
 - Harrison Way / Dowland Business Park occupying the ancillary buildings and more recently developed workshops
 - The Lincolnshire Highways and former hangars which are served separately by accesses from Manby Middlegate.
- 15.3 Many of the original buildings are purpose built and do not readily lend themselves to alternative uses and a number have been sub-divided. Along with the proximity of Louth, this is likely to have an impact on its' attractiveness to new users.
- 15.4 In the case of the Manby Park area most buildings are in use or at least part occupied by a mixture of service sector and some manufacturing. The exception is the Charterhouse building and land which is vacant and has remained so despite having had the benefit of planning permission for residential development in the past.
- 15.5 The Dowland Park area to the north, has been developed as a separate area with its own access. The internal links to Manby Park have been closed. The buildings on the site have been sub-divided to provide multiple smaller units and additional workshops have been built. The occupancy level on the site is hard to establish and with little evidence of regular activity (trade names/site maintenance) there appear to be 18 vacant or underused units. The overall appearance of the area and state of the access roads do not benefit the site.
- 15.6 Plot 8, the County Councils Highways depot and Plot 17 comprising the former hangars have individual accesses direct from the main road (B1200). A recent fire has caused significant damage to one of the 4 hangars and the plot is currently for sale. Because of the nature of the buildings (currently used for storage) their potential for re-use is likely to be limited.
- 15.7 There have been no significant new developments on the site since 2000 although there have been a number of proposals for extensions and changes of use.
- 15.8 The closure of the RAF station has provided an opportunity for some local businesses but with a small catchment, limited demand and competition from Louth, the focus needs to be on maintaining the site rather than expansion. As a consequence, it is proposed that no additional provision is made at Manby.



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Sheet Ref. TF3987SW

Scale 1:3500

Key	
	Employment Land
	vacant sites

Manby

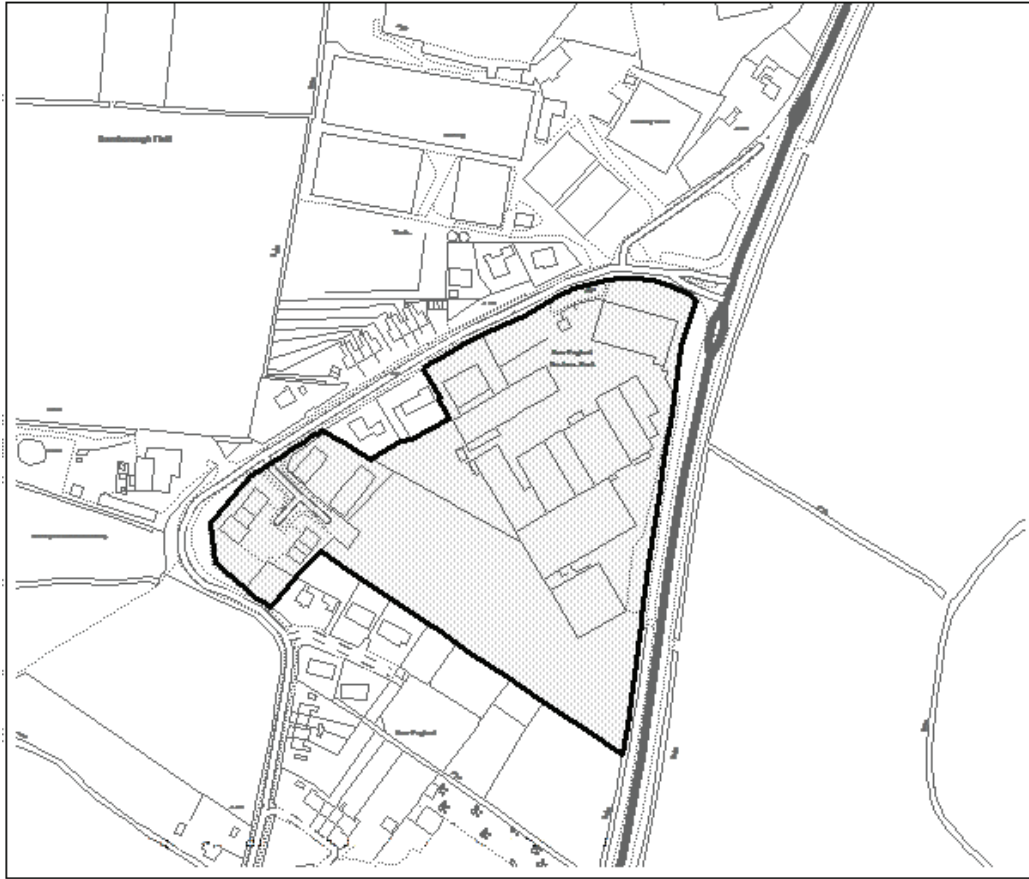
16.0 NORTH SOMERCOTES

- 16.1 The North Somercotes estate was also provided as part of the English Estates rural programme during the 1980's and contains a block of 5 units and 1 freestanding unit. It is a relatively modern site located on the edge of the village and has easy access to the A1031.
- 16.2 The site was developed to provide local opportunities for start-up businesses and in addition to a vacant unit, has space for future expansion within the current boundary.
- 16.3 There have been no recent applications on the site other than for a change of use in respect of Plot 1 some 13 years ago. Therefore, it is proposed that no additional provision be made in the village.



17.0 WAINFLEET ALL SAINTS

- 17.1 The Croft Road estate (Batemans Court) at Wainfleet covers 0.3 ha, and was developed in 1992. Access to the site is good, the A52 coast road runs close-by, providing links north to Skegness 4 miles away, and to Boston and beyond to the south.
- 17.2 Unlike other large villages Wainfleet also supports a significant range of businesses and the New England Business Park (that abuts the Batemans Court site) and the Westfield Industrial Estate (on Croft Road, opposite Batemans Court) provides workspace in 14 units of varying size, covering 1.9 ha.
- 17.3 The remaining frontage plot on Batemans Court was developed in 2007 leaving 1.05 ha of the allocated site undeveloped. In total there are 7 units on site, 2 blocks of 3 units and 1 larger unit, all units were let at May 2014.
- 17.4 The New England Business Park consists of 15 units over 2 ha. All units are in use. An internet search reveals there were 2 units to let in May 2014 with a floorspace of 540sq m.
- 17.5 In September 2016 there were 2 units available to rent, one on the main site and one on the smaller Bateman Court site, however, these have subsequently been removed.
- 17.6 Planning permission was granted for an extension of New England Business Park, for B1, B2 and B8 uses, into the remainder of the allocated site in 2008 but this permission has not been implemented to date.
- 17.7 Given the low demand locally, the undeveloped capacity at Wainfleet, and the influence of Skegness, where the proximity to other businesses/markets and workforce provides greater benefits, it is considered that no additional allocation is justified at this time. This position will be monitored and re-assessed once there is more certainty over future development in the area and as the economy recovers.



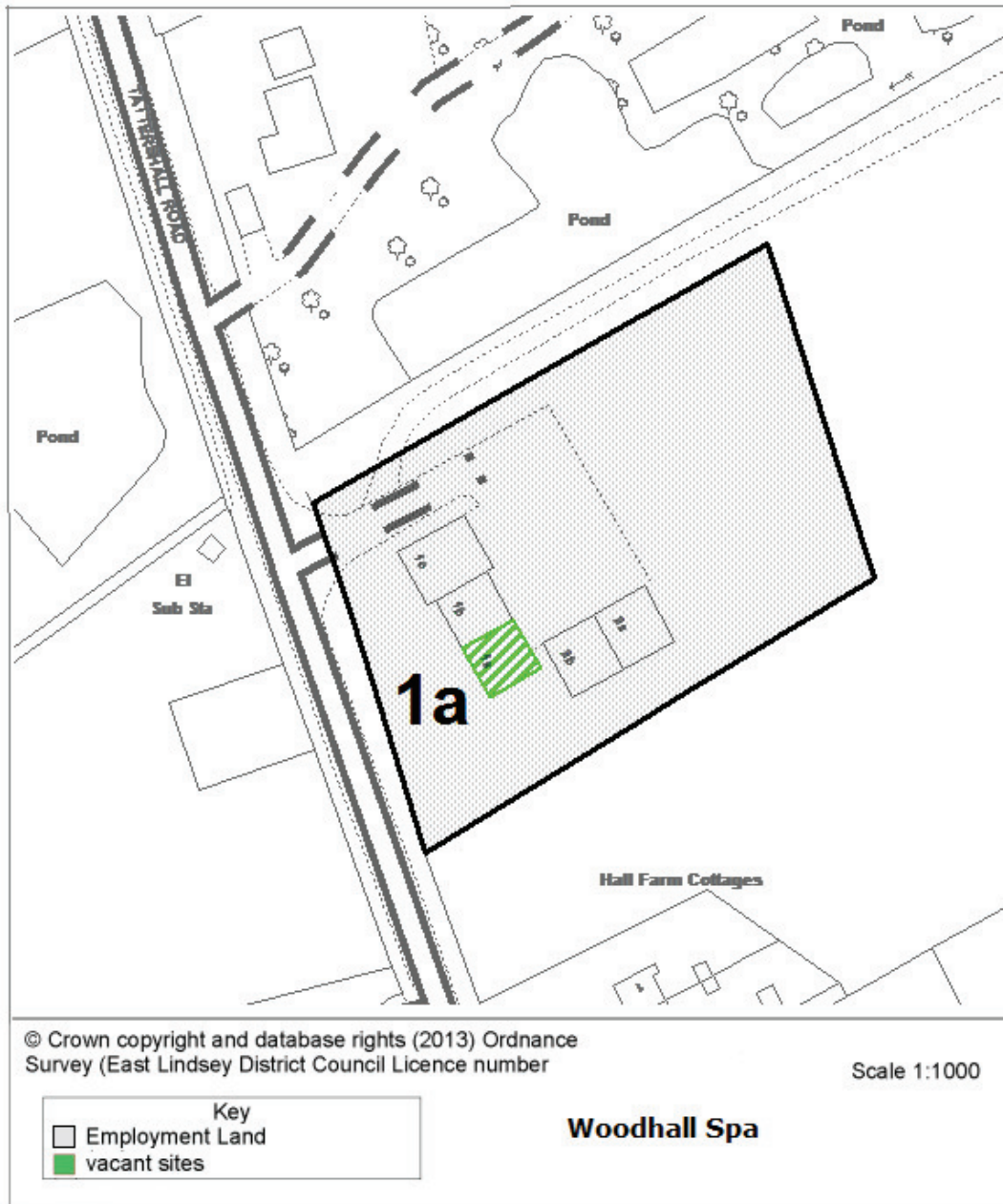
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Wainfleet Employment Land



18.0 WOODHALL SPA

- 18.1 The Tattershall Road estate at Woodhall Spa was developed in the early 1990's and is comprised of 5 start-up units on the edge of the village. There is no access to the strategic road network from Woodhall Spa; the nearest link is to the A153 at Coningsby 6km to the south.
- 18.2 There is 1 vacant unit on the site and space for further expansion within the current boundary.
- 18.3 Since 2000 there have been two applications proposing further development of the site, in 2003, an application was approved for 6 further units but this was not implemented. The most recent, an Outline Application was made in 2010.
- 18.4 There is insufficient evidence of demand for space on this site to justify the identification of additional land for employment uses. However, given the levels of growth in the village it is considered that there is potential for future need and this will require regular monitoring.



19.0 WRAGBY

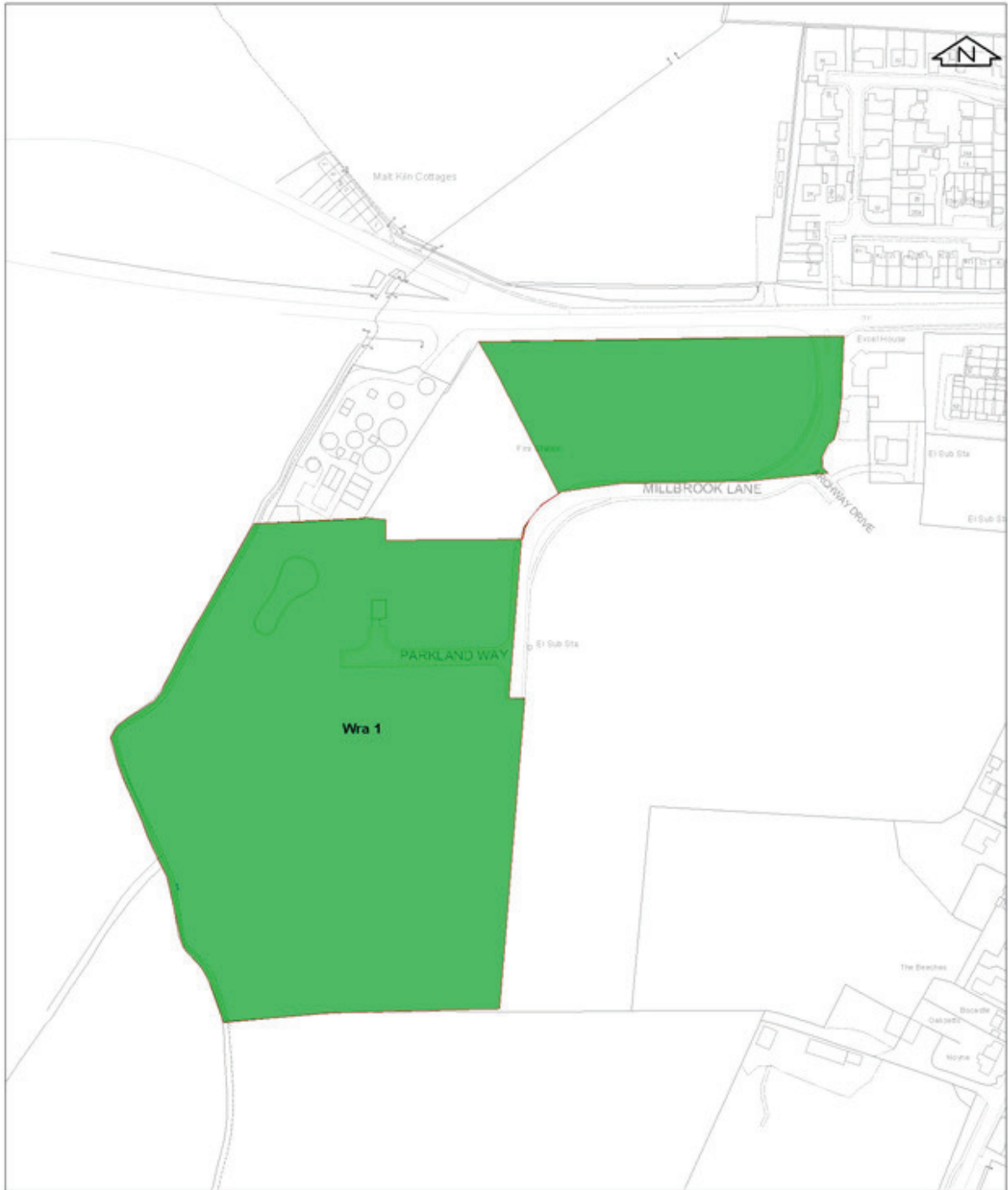
- 19.1 The Millbrook Estate, a greenfield site covering a total of just over 14ha, was granted planning permission in 1991 and was subsequently allocated in the 1995 Local Plan. Apart from the access roads the only development has been two offices, the recently developed Fire Station, and the Library and Community Centre, occupying just 1.0 ha on site.
- 19.2 It is well located on gently sloping land to the west of the village giving direct access onto the A153 to Lincoln some 10 miles away. There is recent residential development to the east of the site and in keeping with the requirement for screening along the road frontage and western boundaries; provision will need to be made along this (eastern) edge to protect the amenity of the site and adjacent properties.
- 19.3 Since the grant of the original permission, interest in development of the site has been limited and only 9 planning applications have been submitted. Of

these only the three identified above have been developed. An outline planning permission for B1, B2 and B8 uses on the site (including the fire station) were also approved in 2008.

- 19.4 An application for a mixed use development on the whole of the site (12.77 ha) was approved in 2013 and the map shows the extent of the revised area given over to employment uses of 4.04ha. This is a combination of B1 (2.82 ha) and commercial uses 1.22 ha, the remainder is proposed for residential and playing field uses.

FUTURE REQUIREMENT

- 19.5 Given the limited need for additional employment land recorded on the site the Council has, by virtue of the recent planning permission, rationalised the allocation in the village to a level considered appropriate to its anticipated needs. Future development of the site will be monitored and reviewed as necessary.



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Sheet Ref: TF1277NE

Scale 1:3000

Key	
	Employment Land
	vacant sites

Millbrook Road, Wragby

APPENDIX 1 Planning Practice Guidance for Employment Land Assessment

Para 003 establishes that the assessment should:-

- Assess the quantity of economic development floor-space needed based on quantitative assessments,
- Have an understanding of the qualitative requirements of each market segment.
- be proportionate – it does not require local councils to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

At paragraph 030, the requirements for assessing the current situation are outlined including understanding the current market in relation to economic uses, through close liaison with the business community to understand their current and potential future requirements. Other considerations are:

- The recent pattern of employment land supply and loss to other uses (based on extant planning permissions and planning applications).
- Market intelligence (from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums).
- Market signals, such as levels and changes in rental values, and differentials between land values in different uses.
- Public information on employment land and premises required.
- Information held by other public sector bodies and utilities in relation to infrastructure constraints.
- The existing stock of employment land... (Though it is important to recognise that existing stock may not reflect the future needs of business).
- Statistics on take-up of sites should be consulted at this stage.
- The locational and premises requirements of particular types of business.
- Identification of oversupply and evidence of market failure

Paragraph: 031

How should employment land be analysed.

A simple typology of employment land by market segment and by sub-areas. This should be supplemented by information on permissions for other uses that have been granted, if available, on sites then or formerly in employment use.

At this stage, it is important to consider projections (based on past trends) and forecasts (based on future scenarios) and identify occurrences where sites have been developed for specialist economic uses to provide an understanding of the underlying requirements for office, general business and warehousing sites,

Analysing supply and demand will allow plan makers to identify whether there is a mismatch between quantitative and qualitative supply of and demand for

employment sites, to establish which market segments are over-supplied and those which are undersupplied.

Paragraph 032 considers how future trends should be forecast.

Plan makers should consider forecasts of quantitative and qualitative need (i.e. the number of units and amount of floorspace for other uses needed); its particular characteristics (eg footprint of economic uses and proximity to infrastructure). The key output should be an estimate of the scale of future needs, broken down by economic sectors.

Future needs should be based on a range of data which is current and robust taking account of business cycles and make use of forecasts and surveys to assess employment land requirements.

Emerging sectors that are well suited to the area being covered by the analysis should be encouraged where possible. Market segments should be identified within the employment property market so that need can be identified for the type of employment land advocated.

The available stock of land should be compared with the particular requirements of the area so that 'gaps' in local employment land provision can be identified

Paragraph: 033 sets the questions to establish what type of employment land is needed.

It notes that the increasing diversity of employment generating uses, including mixed-use development, requires different policy responses and an appropriate variety of employment sites. The need for rural employment should not be overlooked.

Labour supply models are based on population and economic activity projections. Underlying population projections can be purely demographic or tied to future housing stock which needs to be assessed separately being careful to consider that national economic trends may not automatically translate to particular areas with a distinct employment base.

Paragraph 034 asks how should employment land requirements be derived and defines are four key relationships which need to be quantified and used to inform the assessment of land requirements. The four key relationships are:

- Standard Industrial Classification sectors to use classes;
- Standard Industrial Classification sectors to type of property;
- employment to floorspace (employment density); and
- floorspace to site area (plot ratio based on industry proxies).