

North Kesteven Employment Land Review

North Kesteven District Council

Brief

BE Group was commissioned by North Kesteven DC to assess the supply of and demand for employment land and premises in North Kesteven, up to 2026. The study will form part of the evidence base for the development of LDF documents to replace the UDP.

North Kesteven is one of seven districts in Lincolnshire and is a predominantly rural area with 90 percent of its land classified as agricultural land.

Objectives of the study included:

- Assessing the quantity and quality of employment land and premises in the District, and levels of demand
- Identifying gaps in the property market and methods to address them
- Evaluating the amount of new employment land needed
- Reviewing options for the most appropriate locations for new development sites.



Activities

- Reviewed local, regional and national policies and strategies
- Advised on the demand and provision for other, non B-use employment uses such as haulage and live-work units
- Undertook site visits to assess land and premises
- Analysed the property market
- Surveyed local companies to identify property needs
- Consulted with a variety of stakeholders including agents, property developers and public sector agencies
- Used economic modelling to forecast land and premises needs
- Assessed historical land take-up to determine likely future need.



Outcome

North Kesteven has a good portfolio of employment land and premises. It also has a strong, active property market, with the industrial market significantly larger than the office market.

North Hykeham and Sleaford are the most popular business locations. Demand is limited in rural areas, although there are several key employers and employment areas there.

The District has an oversupply of employment land to take it to 2026 and therefore it could consider deallocating over 40 ha.

North Kesteven DC needs to improve its monitoring of employment land supply, take-up and losses of employment land to alternative development.

