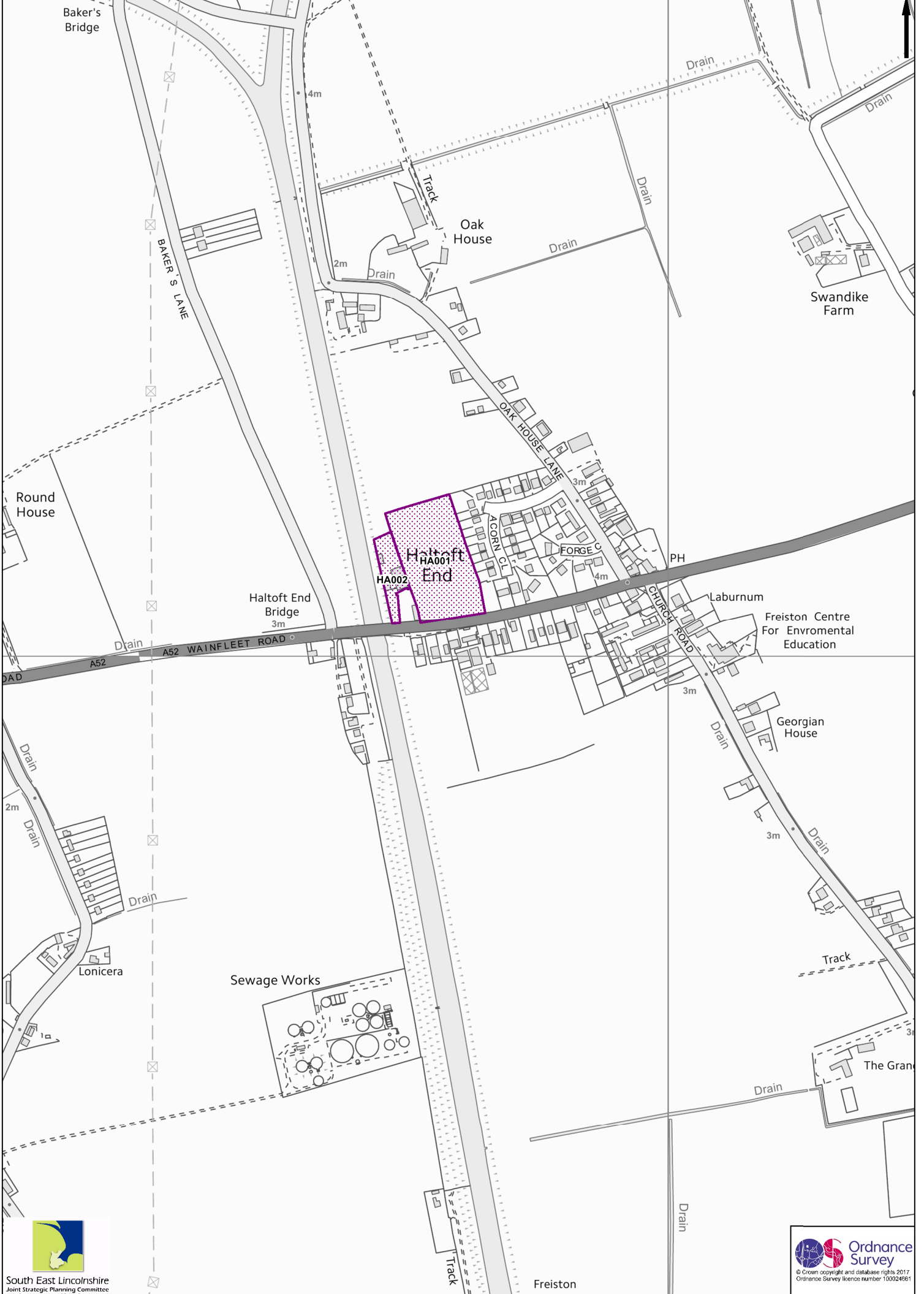


South East Lincolnshire Strategic Employment Land Availability Assessment - Haltoft End (March 2017)



# Existing Employment Sites

<b>Site Reference</b>	HA002	<b>Settlement</b>	Haltoft End
<b>Site Name</b>	Boston Windscreens	<b>Site Area (Ha)</b>	0.32
<b>Address</b>	Wainfleet Road	<b>Current use</b>	B2, 4 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	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.		
<b>Suitability</b>	Unsuitable		
<b>Planning status</b>	Existing employment site		
<b>Location</b>	23m Haltoft End settlement boundary		
<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
<b>Environmental issues</b>	Hobhole Drain LWS adjoins the western boundary.		
<b>Heritage issues</b>	No national or local heritage designations nearby.		
<b>Highways</b>	Direct access onto the A52, a major east-west route.		
<b>Access for employees</b>	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 35m of the site. The site is adjacent to the A52. The site is 23m from Haltoft End built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
<b>External environment</b>	An established employment site, with a good profile adjacent to the A52, albeit in a secondary location. Area is generally in good condition. The site abuts a residential property which could be affected by noise, odour and light levels. The site is adjacent to the A52, which may impact on the amenity of occupiers.		
<b>Internal environment</b>	There is space for turning and manoeuvring on site. Unmade space to park vehicles within the site. Mature trees exist on western boundary to buffer the Hobhole Drain.		
<b>Market signals</b>	An established small scale employment site in a predominantly countryside location. Actively managed. One occupier - Boston Windscreens. No vacant units.		
<b>Development opportunities</b>	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification, potentially in the north of the site.		
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for all, 1-2m

# Potential Employment Sites

Site Reference	HA001	Settlement	Haltoft End
Site Name	Land to the west of Acorn Close	Site Area (Ha)	1.58
Current use	Agricultural land	Available land (ha)	1.58
Proposed employm	B1, B2, B8	Net available land (ha)	1.26
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including access, utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	Call in - Proposed for employment use		
Location	Adjacent to Haltoft End settlement boundary		
Site Characteristics	The site has some intrinsic amenity value owing to it being open, farmed Grade 1 land.		
Environmental issues	Hobhole Drain LWS is within 50m of the western boundary.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - development of the site would have adverse impacts upon the character and appearance of the area - the site's development would substantially increase the visual impact of the village's built-up area on its open rural surroundings.		
Highways	Direct access would need to be provided onto the A52, a major east-west route.		
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 80m of the site. The site is adjacent to the A52. The site is adjacent to the Haltoft End built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	Good profile site with a 95m frontage to the A52. Site is in good condition. The site is adjacent to Haltoft End built up area so would have access to available amenities. Residential properties abut the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat, rectangular shaped site. It is anticipated that infrastructure may need upgrading/extending to accommodate development on site. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	High profile site in a village location. No critical mass of employment uses. Not actively marketed.		
Development opportunities	Upfront investment would be required to achieve an access. Utilities, water and foul water improvements, flood mitigation and surface water drainage would be required for new development. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.50-1m