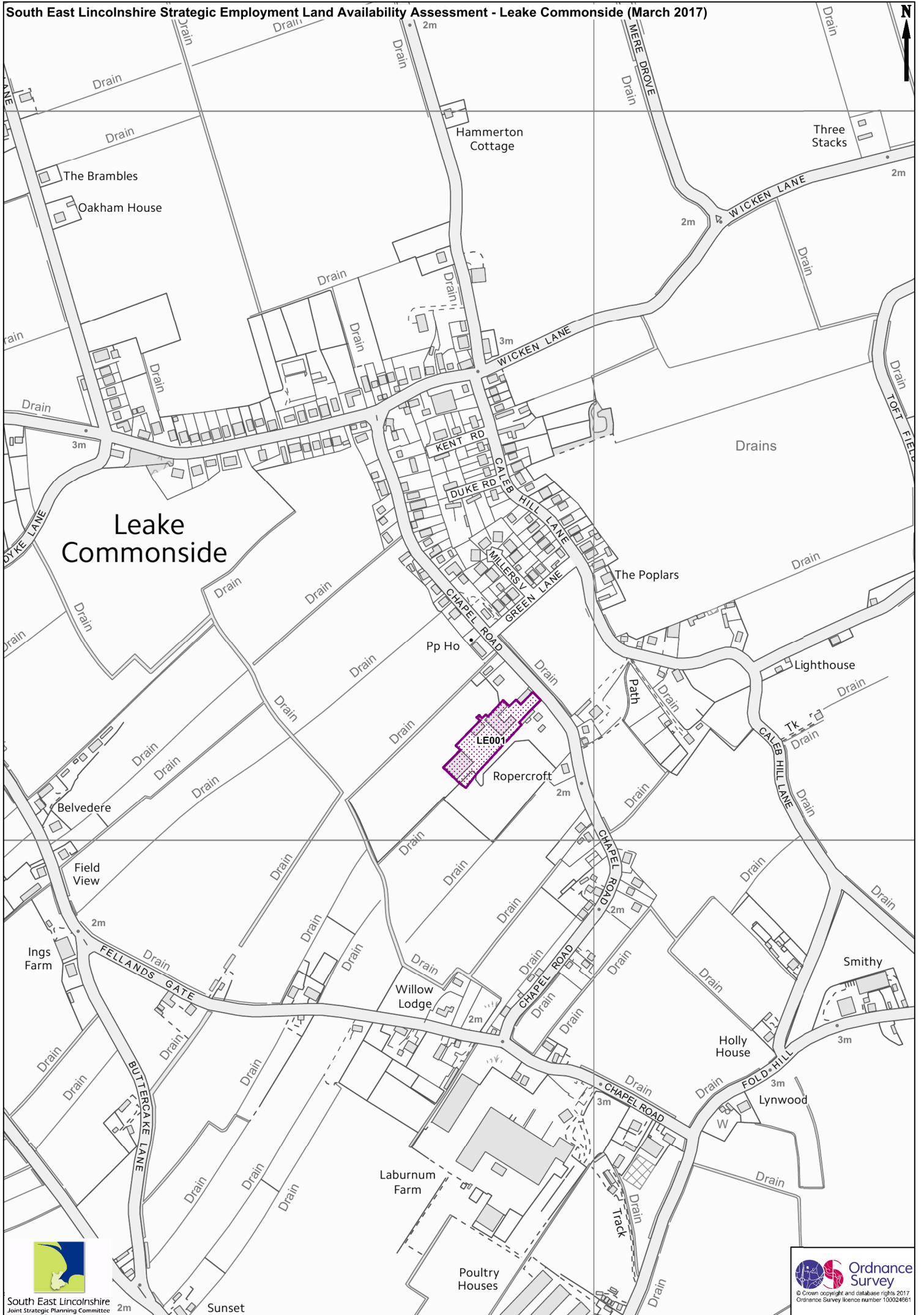


South East Lincolnshire Strategic Employment Land Availability Assessment - Leake Commonside (March 2017)



Existing Employment Sites

Site Reference	LE001	Settlement	Leake Commonsides
Site Name	G Howsam	Site Area (Ha)	0.61
Address	Chapel Road	Current use	B1, B2, B8, 6 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	Partly within and partly adjacent to Leake Commonsides settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	A listed windmill lies within the site boundary. No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the listed windmill.	
	Highways	Dedicated access onto Chapel Road, a local road. The site is 2.8km from the A52, a major east-west route and vehicles would pass through residential areas and village centres.	
	Access for employees	Some services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is within 2.8km of the A52. The site is partly within and partly adjacent to Leake Commonsides built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site in a low profile, village location. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	
	Internal environment	There is space for turning and manoeuvring on site. Space to park vehicles within the site. Little landscaping exists.	
	Market signals	An established small scale employment site in a village location. Actively managed. One occupier - G Howsam. No vacant units.	
	Development opportunities	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification but may be restricted by heritage issues.	
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 0.5-1m

Site Reference	OL004	Settlement	Leake Commonside
Site Name	Cucina Sano	Site Area (Ha)	4.9
Address	Fellands Gate	Current use	B1, B2, B8 9 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 B/13/0315 Erection of new plant B/15/0082 extension to chill store	
	Location	492m from Leake Commonside settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is occupied by employment development.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto Fellands Gate, a local road. The site is 2.1km from the A52, a major east-west route and vehicles would need to pass residential areas and village centre.	
	Access for employees	Some services, facilities and homes are potentially accessible by cycle, but not by foot and public transport. The site is within 2.1km of the A52. The site is 492m from Leake Commonside built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	External environment	An established employment site in a predominantly rural location. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn/manoeuvre and reverse in to load. Dedicated parking on site. Landscaping at the entrance and mature trees evident along the boundaries.	
	Market signals	An established employment site in a rural location. Actively managed. Evidence of recent investment and planning permissions show demand exists for land in this location. No vacant units. One occupier - Cucina Sano.	
	Development opportunities	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 on the site.	
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m

Potential Employment Sites

Site Reference	OL006	Settlement	Leake Commonside
Site Name	Land to the south of Station Road	Site Area (Ha)	0.87
Current use	Agricultural land	Available land (ha)	0.87
Proposed employm	B1, B2, B8, sui generis	Net available land (ha)	0.69
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 low (including highways and 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	1.4km from Leake Commonside settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being partly open, farmed grade 2 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Unacceptable - the site is detached from Leake Commonside and is within a small hamlet in essentially an area of countryside character - any development would create an incongruous group of buildings in the countryside.		
Highways	Direct access would need to be provided onto Station Road, a local road. The site is 5.1km from the A52, a major east-west 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 but not by foot. Bus stops appear to adjoin the site. The site is within 5.1km of the A52. The site is 1.4km from Leake Commonside built-up area (settlement boundary). The site has the limited potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly rural location. Site in good condition. The site is 1.4km from Leake Commonside so would have poor access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the railway could be mitigated.		
Internal environment	A relatively flat small rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature trees are evident on the eastern boundary. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile, small scale site, not capable of accommodating a mix of B Class development. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation would need to be upgraded 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, 0.5m-1m