

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



Existing Employment Sites

Site Reference	MO001	Settlement	Moulton
Site Name	High Street	Site Area (Ha)	2.57
Address	High Street	Current use	B1, B2, B8, 8 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	Suitable		
	Planning status	Existing employment site	
	Location	Within Moulton 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 uses.	
	Environmental issues	Moulton Park and River LWS runs along the eastern boundary of the site.	
	Heritage issues	Grade I, Grade II listed buildings & Moulton CA abut northern boundary. Site has open frontage: a low brick boundary wall along High Street, with 20th century industrial buildings set back. From south, development mars view of Windmill & setting of the CA & design contrasts the sylvan setting of the CA. Site developed up boundary with listed buildings reducing their significance. Any redevelopment should be led by a design brief - reflect the historic settings of the assets, high quality architecture & townscape nearby & views across the site.	
	Highways	A dedicated access is provided onto the High Street, a local road. The site is 5.4km from the A16, a major east-west route but vehicles would pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 100m of the site. The site is 3.8km from the A16. The site is within Moulton built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment site with a good profile locally in the village centre. Area is generally in reasonable condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Dedicated parking on site. Mature trees form southern/part northern boundary.	
	Market signals	An established local employment site in a central village location. The site appears to have been re-let indicating demand for employment use in this location. 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. Opportunities exist for intensification on the site. Any intensification/redevelopment should address heritage issues.	
Developable	Developable	Flood risk	FZ1, no hazard, no depth

Site Reference	MO002	Settlement	Moulton
Site Name	Superflora UK Ltd	Site Area (Ha)	1.47
Address	West Cobgate	Current use	B1, B2, B8, 3 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	Suitable		
	Planning status	Existing employment site	
	Location	315m from Moulton settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by a production and packaging plant.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto West Cobgate, a local road. The site is 6.6km from the A151, a major north-south route but vehicles pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 6.6km from the A16. The site is within 315m of Moulton 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. Area is generally in good condition. Residential properties are in close proximity to the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure HGVs can access/egress, manoeuvre and reverse in to load. Dedicated parking on site. Limited landscaping evident.	
	Market signals	An established employment site in a rural location. Actively managed. Evidence of recent investment and planning permissions shows demand exists for employment use in this location. No vacant units. One occupier - Greens.	
	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	Developable	Flood risk	FZ3a, no hazard, no hazard

Existing Employment Sites

Site Reference	MO003	Settlement	Moulton Seas End
Site Name	D Brown Building Contractors Ltd	Site Area (Ha)	0.42
Address	Seas End Road	Current use	B1, B2 3 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	1.1km from Moulton Seas End settlement boundary	
	Site Characteristics	It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Seas End Road, a local road. The site is 2.9km from the A17, a major east-west route, and vehicles would pass residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.9km from the A17. The site is within 1.1km of Moulton Seas End 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. Area is generally in good condition. Residential properties are in close proximity to the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn/manoeuvre. Parking to the frontage of the site. Mature trees provide landscaping on boundaries.	
	Market signals	An established small scale employment site in a rural location. Actively managed. Evidence of recent investment and planning permissions indicate demand for employment use in this location.	
	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 some, 0.25-0.5m