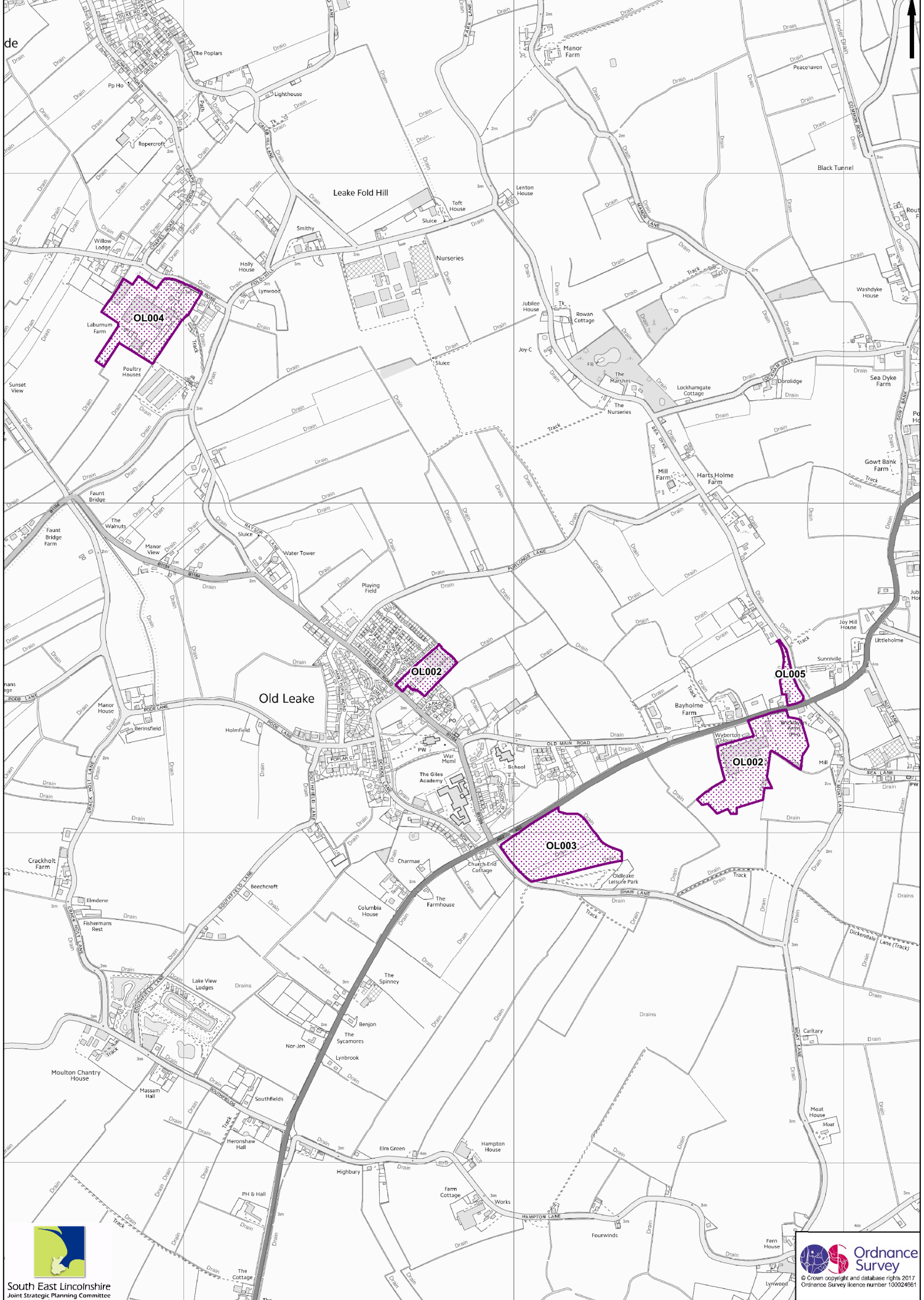


South East Lincolnshire Strategic Employment Land Availability Assessment - Old Leake (March 2017)



Existing Employment Sites

Site Reference	OL001	Settlement	Old Leake
Site Name	M Baker & Son	Site Area (Ha)	5.07
Address	Old Main Road	Current use	B1, B2, B8 4 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	Commitment for employment	
	Location	285m from Old Leake settlement boundary	
	Site Characteristics	The site has some amenity value owing to part of the site being open, farmed grade 1 land. Part of the site is previously developed and in use for employment.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated access onto the Old Main Road, a major east-west route so vehicles would not need to pass residential areas or a town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 135m of the site. The site is adjacent to the A52. The site is 285m from Old Leake built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A high profile site with a 120m frontage to the A52. Area is generally in good condition. The site is within 285m of the Old Leake built-up area so would have more limited access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light. The site adjoins the A52 so could generate adverse amenity impacts for future occupiers.	
	Internal environment	Space on site to ensure vehicles can turn/manoeuvre. Parking on the site. Landscaping to the frontage and a landscaping bund is evident on the western boundary.	
	Market signals	An established 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 each unit. Opportunities exist for intensification on the site.	
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m

Site Reference	OL002	Settlement	Old Leake
Site Name	Charles Wright & Sons	Site Area (Ha)	1.3
Address	Church 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	Suitable		
	Planning status	Existing employment allocation in BBC LP.	
	Location	Within Old Leake 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	The site is 542m from the A52, a major east-west route, and vehicles pass residential areas and the village town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 180m of the site. The site is within 542m of the A52. The site is within Old Leake built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment allocation close to the village centre. 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. Limited landscaping.	
	Market signals	An established employment allocation in a village location. Actively managed. Evidence of recent investment shows demand exists for land in this location. No vacant units. One occupier - Charles Wright.	
	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 on the site.	
Developable	Developable	Flood risk	FZ3a, danger for most, 0.5-1m

Potential Employment Sites

Site Reference	OL003	Settlement	Old Leake
Site Name	Land to the east of Shaw Lane	Site Area (Ha)	4.7
Current use	Agriculture	Available land (ha)	4.7
Proposed employm	B1, B2, B8	Net available land (ha)	3.76
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 high (including highways, flood mitigation 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	18m from Old Leake settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being open, farmed grade 1 land.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	A listed building is within 48m of the western boundary. Development of the site may have an adverse impact on historic assets although any such impacts could be prevented by careful design and layout. Any development proposal should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the heritage asset and in particular how it would preserve and enhance the character and appearance of the listed building.		
Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the village's built up area is largely confined to the northern side of the A52 so would create an intrusion into an area with countryside character).		
Highways	Some substantial improvement works would be required on Shaw Lane and potentially to the A52. A new spine road would also be required. This could adversely affect the achievability of development in this location. The site adjoins the A52, a major east-west route so vehicles would not need to pass residential areas or town 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	Some services, facilities and homes are potentially accessible by cycle but not by foot. Bus stops are within 100m of the site. The site is within 100m of the A52. The site is 18m from Old Leake built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A high profile site with a 214m frontage to the A52. Site in good condition. The site is severed from Old Leake by the A52 so access to amenities is limited. Residential properties and a caravan site could be affected by noise, odour and light - impact would depend upon the proposed use. Adverse impacts from the A52 could be mitigated.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure will need significantly upgrading to accommodate development on site. Trees/hedges are evident on the north, west & south boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).		
Market signals	A high profile site, capable of accommodating a good mix of B Class development. Site not actively marketed.		
Development opportunities	Significant highways improvements are required which could have an adverse impact upon the achievability of employment land in this location, particularly as significant utilities, water and foul water improvements, surface water drainage and flood mitigation would also be required. 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 all, 1-2m