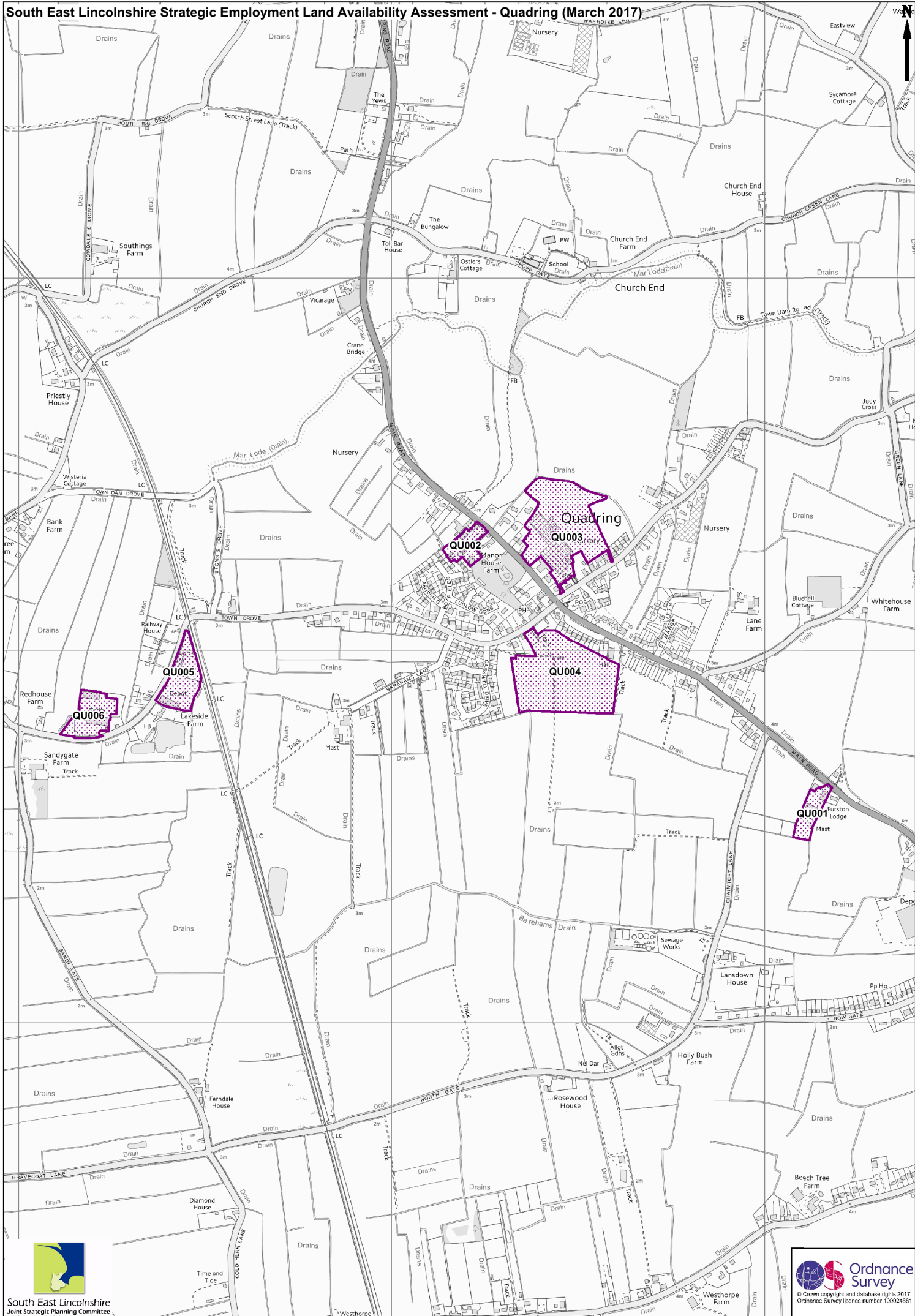


South East Lincolnshire Strategic Employment Land Availability Assessment - Quading (March 2017)



Existing Employment Sites

Site Reference	QU001	Settlement	Quadring
Site Name	Land to the south of Main Road	Site Area (Ha)	0.7
Address	Main Road	Current use	B8, 2 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 any existing or future operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	183m from Quadring 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 vacant employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct unmade access onto the Main Road, a local road. The site is 4.6km from the A52, a major east-west route, and vehicles would need to pass residential areas and village/town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 535m of the site. The site is within 4.6km of the A52. The site is 183m from Quadring built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An employment site, with a low profile, in a predominantly countryside location. Area is generally in average condition. Residential properties about 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. Space for parking on site. Mature trees evident on all boundaries.	
	Market signals	An established employment site. The site appears vacant and not marketed indicating that the demand may not exist for employment use.	
	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 units. Opportunities exist for intensification/redevelopment.	
Developable	Developable	Flood risk	FZ2, no hazard, no hazard

Site Reference	QU002	Settlement	Quadring
Site Name	Land to the south-west of Main Road	Site Area (Ha)	0.68
Address	Main Road	Current use	B2 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 any existing or future operation.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Quadring 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 commercial premises and a dwelling.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto the A152, a good quality local road. The site is 3.3km from the A52, a major east-west route, and vehicles may need to pass residential areas and the town centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 266m of the site. The site is within 3.3km of the A52. The site is within the Quadring built-up area (settlement boundary). The site has potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile to the rear of residential properties. Area is generally in average condition. Some vacant units may need upgrading to meet business needs. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Limited space on site for vehicles to turn/manoeuvre. Some space to parking on site. Mature trees exist on site and on boundaries.	
	Market signals	An established local employment site. Actively managed. The site does not appear to be fully occupied. No active marketing.	
	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	FZ1, no hazard, no hazard

Site Reference	QU005	Settlement	Quadring
Site Name	Turners	Site Area (Ha)	1.36
Address	Town Drove	Current use	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	No pp or allocation	
	Location	306m from Quadring 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 employment development.	
	Environmental issues	Quadring Brick Pits LWS is within 30m of the southern boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto Town Drove, a local road. The site is 4.9km from the A52, a major east-west route and vehicles will need to pass residential areas and the town centre.	
	Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot or public transport. The site is within 4.9km of the A52. The site is within 306m of Quadring built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a countryside location. Area is generally in good 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 leylandii boundaries and landscaped area to entrance to the site.	
	Market signals	An established employment site in a predominantly rural location. Actively managed. One occupier - Turners. No vacant units. Evidence of recent investment indicates demand for employment uses 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	Developable	Flood risk	FZ3a, no hazard, no hazard

Site Reference	QU006	Settlement	Quadring
Site Name	Premier Pits	Site Area (Ha)	1.2
Address	Town Drove	Current use	B1, B2, 5 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	No pp or allocation	
	Location	540m from Quadring 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 employment development.	
	Environmental issues	Quadring Brick Pits LWS is within 65m of the south-western boundary.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	The site has direct access onto Town Drove, a local road. The site is 5.1km from the A52, a major east-west route and vehicles will need to pass residential areas and the town centre.	
	Access for employees	Limited services, facilities and homes are accessible by cycle, but not by foot or public transport. The site is within 5.1km of the A52. The site is within 540m of Quadring built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established employment site with a low profile in a countryside location. Area is generally in good condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space on site to ensure vehicles can turn/manoeuvre. Unsurfaced parking on site. Mature trees along western boundary.	
	Market signals	An established employment site in a predominantly rural location. Actively managed. One occupier - Premier Pits. No vacant units. Evidence of recent investment and planning permissions indicates demand for employment uses 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, no hazard, no hazard

Potential Employment Sites

Site Reference	QU003	Settlement	Quadrang
Site Name	Land to the north-east of Main Road	Site Area (Ha)	4.23
Current use	Agricultural land and horticultural land	Available land (ha)	4.42
Proposed employm	B1, B2, B8	Net available land (ha)	3.38
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 highways, utilities, site clearance). If it is allocated there is a low prospect that it would be redeveloped starting 2022-2036.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Within Quadrang settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being partly open farmed grade 1 land. Part is occupied by glasshouses.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - from the south-east/west it has a relatively small undeveloped frontage & development would have little impact. From the north & north east, the site has a countryside appearance which would be changed by development, but is contained by the village's built-up area & by strong physical features (drains).		
Highways	Access onto Water Gate passes between two houses is not wide enough for vehicular access but pedestrian access may be possible. Main Road is adequate to serve the site - the opening is wide enough for the required junction radii & visibility splays. The site is 3.4km from the A52, a major east-west route & vehicles would need to pass residential areas and the town centre.		
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 30m of the site. The site is within 3.4km of the A52. The site is within the Quadrang built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site mainly to the rear of residential properties. Site is in good condition. The site is within Quadrang built-up area so would have good access to amenities. Residential properties about the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use.		
Internal environment	A relatively flat irregular shaped site. It is anticipated that infrastructure will need upgrading/extending to accommodate development on site. Mature tree are evident on the boundaries. Space for manoeuvring/servicing and parking exists but would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly residential area, 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 units. Access, utilities, water and foul water improvements, surface water drainage and flood mitigation may 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	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	QU004	Settlement	Quadring
Site Name	Land to the south of Town Drove	Site Area (Ha)	4.93
Current use	Concrete hardstanding, agricultural land	Available land (ha)	4.93
Proposed employm	B1, B2, B8	Net available land (ha)	3.94
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 starting 2022-2036.		
Suitability	Suitable		
Planning status	No PP or Allocation		
Location	Partly within and partly adjacent to Quadring settlement boundary		
Site Characteristics	The site has some amenity value owing to the site being mostly open farmed grade 1 land. Part is previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	The site wraps around the rear and to one side of 14 Town Drove, a Grade II listed building. There is potential harm to the setting of 14 Town Drove from the development of this site. A Heritage Impact Assessment should inform the proposed layout of any proposed development. No major archaeological issues, further information may be required dependant on development.		
Character	Acceptable - from the north it & development would have little impact. From the south & south east, the site has a countryside appearance which would be changed by development, but the site is contained by the village's built-up area & by strong physical features (drains).		
Highways	A turning spur provides access to the site although a new access would need to be provided onto Town Drove, a local road. The site is 3.6km from the A52, a major east-west route, so vehicles would need to pass residential areas and a town centre.		
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 100m of the site. The site is within 3.6km of the A52. The site is partly within/ partly adjacent to Quadring built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential properties. Site is mostly in good condition. The site is partly within Quadring built-up area so would have good access to amenities. Residential properties about 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 irregular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature trees evident on the boundaries. The concrete area is fenced. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, in a predominantly residential area, 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 may 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	Developable	Flood risk	FZ2, no hazard, no hazard