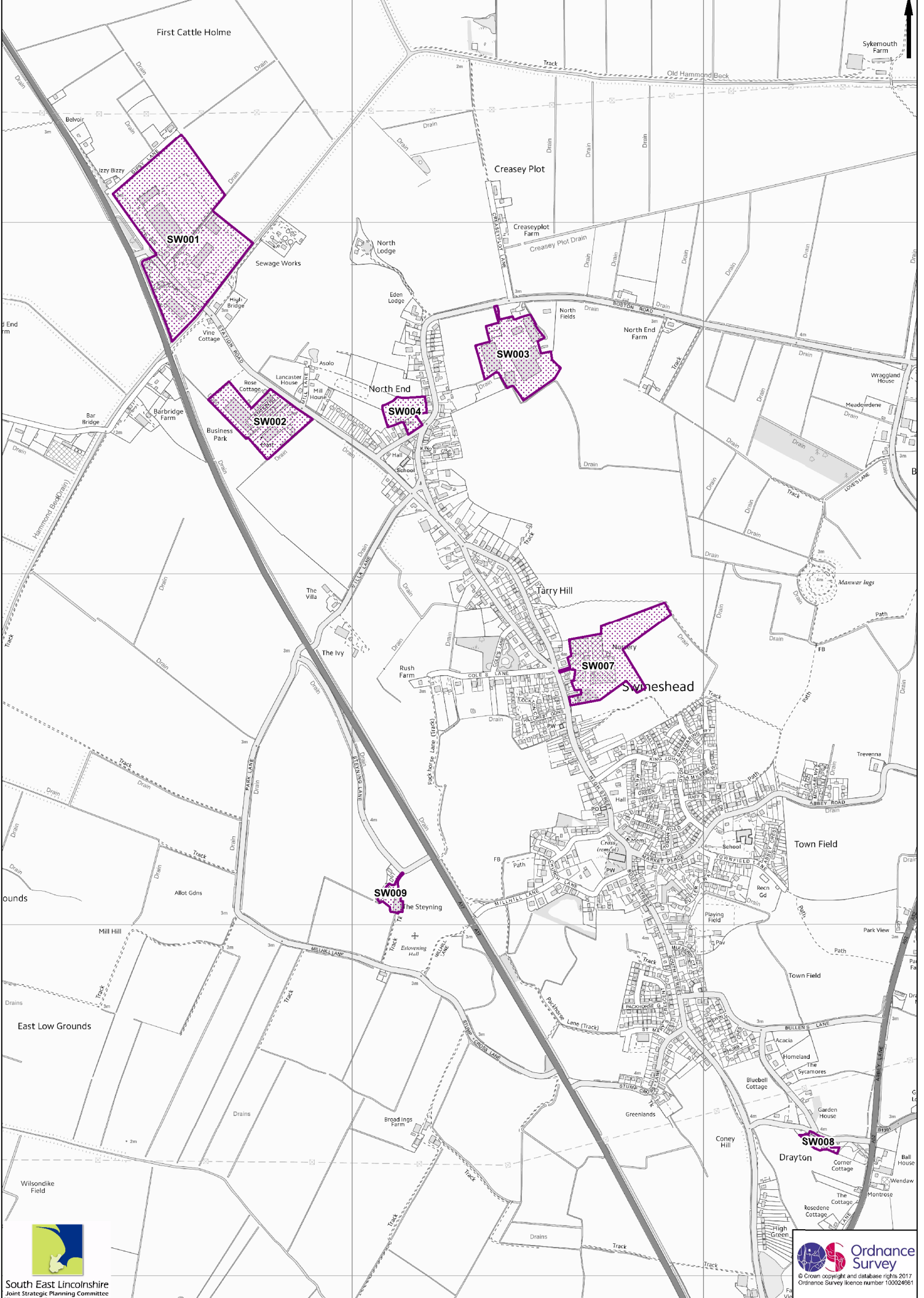


South East Lincolnshire Strategic Employment Land Availability Assessment - Swineshead (March 2017)



Existing Employment Sites

Site Reference	SW001	Settlement	Swineshead
Site Name	North End Business Park	Site Area (Ha)	11.3
Address	Station Road	Current use	B1, B2, B8 and sui generis, approx 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 site	
	Location	187m from Swineshead settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being open grade 1 land, landscaped with ponds. The majority of the site is previously developed in employment use.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Unconstrained direct access onto Station Road from each plot. The site is adjacent to the A17, a major east-west strategic route. No need to pass residential areas or village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not public transport. The site is 60m from the A17. The site is 187m from the Swineshead built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment area, with a high profile, with a 455m frontage to the A17, albeit in a secondary location. Area is generally in excellent condition. Residential properties about the site which could be affected by noise, odour and light levels.	
	Internal environment	Space within each plot to ensure vehicles can turn and manoeuvre. Space within each plot for car parking - mix of surface/unsurfaced. High quality landscaping scheme within the northern part of the site. None evident to the south.	
	Market signals	An established high profile employment site forming a good mass of employment uses, including national and local businesses. Three occupiers. Actively managed. No vacant units. Evidence of recent investment and planning permissions indicate demand for employment land in this location.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ2, danger for most, 1-2m

Site Reference	SW002	Settlement	Swineshead
Site Name	Station Road Industrial Estate	Site Area (Ha)	2.9
Address	Station Road	Current use	B1, B2, approx 14 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 Local Plan	
	Location	Within Swineshead settlement boundary	
	Site Characteristics	The site has some amenity value owing to part being landscaped with ponds. The majority of the site is previously developed in employment use.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	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 nearby listed buildings.	
	Highways	Dedicated spine road serves the majority of the site, with each plot having direct access. The rest of the site has direct access onto Station Road. The site is 756m from the A17, a major east-west strategic route. No need to pass residential areas or the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 280m of the site. The site is 756m from the A17. The site is within the Swineshead built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	An established employment allocation, with a reasonable profile, visible from the A17, albeit in a secondary 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 within each plot to ensure vehicles can turn and manoeuvre. Space within each plot for car parking. Some on street parking evident. Grass and trees at entrance and hedges form some boundaries with sensitive uses.	
	Market signals	An established employment allocation accommodating a good critical mass of B Class development of mostly local businesses. 10 occupiers. Actively managed, no vacant units. Evidence of recent investment, change of use and planning permissions indicate demand for employment land in this location.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site but should be mindful of heritage issues.	
Developable	Developable	Flood risk	FZ2, no hazard, no hazard

Site Reference	SW003	Settlement	Swineshead
Site Name	PF Booth & Son	Site Area (Ha)	3.49
Address	Boston Road	Current use	B1, B2, B8 approx 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	Suitable		
	Planning status	Existing employment site	
	Location	100m from Swineshead settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Dedicated spine road serves the site onto Boston Road, a local road. The site is 1.6km from the A17 and the A52 and vehicles would pass residential areas and the village centre.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot but not by public transport. The site is 1.6km from the A17 and the A52. The site is within 100m of the Swineshead 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 low profile, in a predominantly 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. Space for parking on site. High quality landscaping at entrance, hedges and trees along other boundaries.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier. Evidence of recent investment and planning permissions indicate demand for employment land in this location.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ3a, danger for most, 1.2m

Site Reference	SW008	Settlement	Swineshead
Site Name	Drayton Motors	Site Area (Ha)	0.29
Address	The Drayton	Current use	Sui generis, 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	Commercial enterprise	
	Location	259m from Swineshead settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is occupied by a commercial enterprise.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No national or local heritage designations nearby.	
	Highways	Direct access onto The Drayton, a local road. The site is 913m from the A17, a major east-west route but vehicles pass residential areas.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle but not foot. Bus stops are within 430m of the site. The site is 913m from the A17. The site is within 259m of the Swineshead built-up area (settlement boundary). The site has more limited potential to be accessible by a range of employees.	
	External environment	An established commercial site, with a low profile, in a predominantly 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	Some space on site to ensure vehicles can turn and manoeuvre. Some parking within the site. No landscaping evident.	
	Market signals	An established commercial site. Actively managed. No vacant units. One occupier.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ2, no hazard, no hazard

Site Reference	SW009	Settlement	Swineshead
Site Name	Steyning Farm	Site Area (Ha)	0.4
Address	Steyning Lane	Current use	B1, B2 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 the operation.		
Suitability	Suitable		
	Planning status	Existing employment site	
	Location	345m from Swineshead settlement boundary	
	Site Characteristics	The site is previously developed. The site has little intrinsic amenity value and is 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 Steyning Lane a narrow local road which may be unsuitable for large vehicles. The site is 88m from the A17, a major east-west route so vehicles have no need to pass residential areas or town centres.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is 88m from the A17. The site is within 345m of the Swineshead built-up area (settlement boundary). The site has 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 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. Space for parking on site. Limited landscaping evident.	
	Market signals	An established employment site. Actively managed. No vacant units. One occupier. Evidence of recent investment and planning permissions indicate demand for employment land in this location.	
	Development opportunities	No known constraints that could render redevelopment/intensification of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification of the site.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Potential Employment Sites

Site Reference	SW004	Settlement	Swineshead
Site Name	Land at North End, Boston Road	Site Area (Ha)	0.88
Current use	B2, C3a	Available land (ha)	0.88
Proposed employm	B1, B2, B8	Net available land (ha)	0.79
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 access, 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	Within Swineshead settlement boundary		
Site Characteristics	It is not agricultural land and is previously developed. The site has little intrinsic amenity value.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No national or local heritage designations nearby.		
Character	Acceptable - redevelopment could secure environmental benefits		
Highways	The site has direct access onto Boston Road, a local road but passes adjacent to a dwelling. The site is 1km from the A17, a major east-west route and vehicles would pass residential areas and the village 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 50m of the site. The site is 1km from the A17. The site is within the Swineshead built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of residential properties. Site is in good condition. The site is within Swineshead built up area so would have good access to amenities. Residential properties could be affected by noise, odour and light - likely impact would depend upon the use.		
Internal environment	A relatively flat, irregular shaped site. Infrastructure would need upgrading to accommodate development. Mature trees on the north boundary & hedges on the frontage. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a predominantly residential area not capable of accomodating a mix of B Class development. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the units on site. Access, utilities, water and foul water improvements, surface water drainage may need to be upgraded for new development. The market potential for development of this site for employment uses is considered to be low.		
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	SW007	Settlement	Swineshead
Site Name	Land to the east of Tarry Hill	Site Area (Ha)	4
Current use	C3a, horticultural, agricultural	Available land (ha)	4.00
Proposed employm	B1, B2, B8	Net available land (ha)	3.2
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 access, utilities and site clearance). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Within/adjacent to Swineshead settlement boundary		
Site Characteristics	The site has some amenity value owing to it being open and farmed grade 1 land. Part is previously developed.		
Environmental issues	Cole Lane Ponds LWS are within 118m of the western boundary.		
Heritage issues	The site is in close proximity to a scheduled monument and a listed building. Further assessment would be required to determine the impact on the significance of these heritage assets.		
Character	Unacceptable - from the west it has a relatively small frontage & development would have little impact. From the north & east, it has a countryside appearance which would inevitably be changed by development: it is not contained by the village's built-up area & does not relate well to strong physical features.		
Highways	Dedicated narrow access onto Tarry Hill, a local road but passes between residential properties, and through residential areas and the village centre. A new access would need to be created and is likely to involve demolition of a property fronting Tarry Hill. The site is 1.5km from the A17, a major east-west route and vehicles would pass residential areas.		
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 adjoin the southern boundary of the site. The site is 1.5km from the A17. The site is partly within and partly adjacent to the Swineshead built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site to the rear of housing. Site is in good condition. The site is partly within Swineshead built up area so would have good access to amenities. Residential properties are in close proximity to 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 would need significantly upgrading to accommodate development on site. Mature trees/hedges on each boundary. Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site in a predominantly residential area capable of accomodating a mix of B uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access & utilities provided to the units: access would need signficantly upgrading to accommodate development. Utilities, water & foul water improvements, surface water drainage & flood mitigation upgrades may be required. The market potential for development of this site for employment is considered to be low.		
Developable	Undevelopable	Flood risk	FZ1, no hazard, no hazard