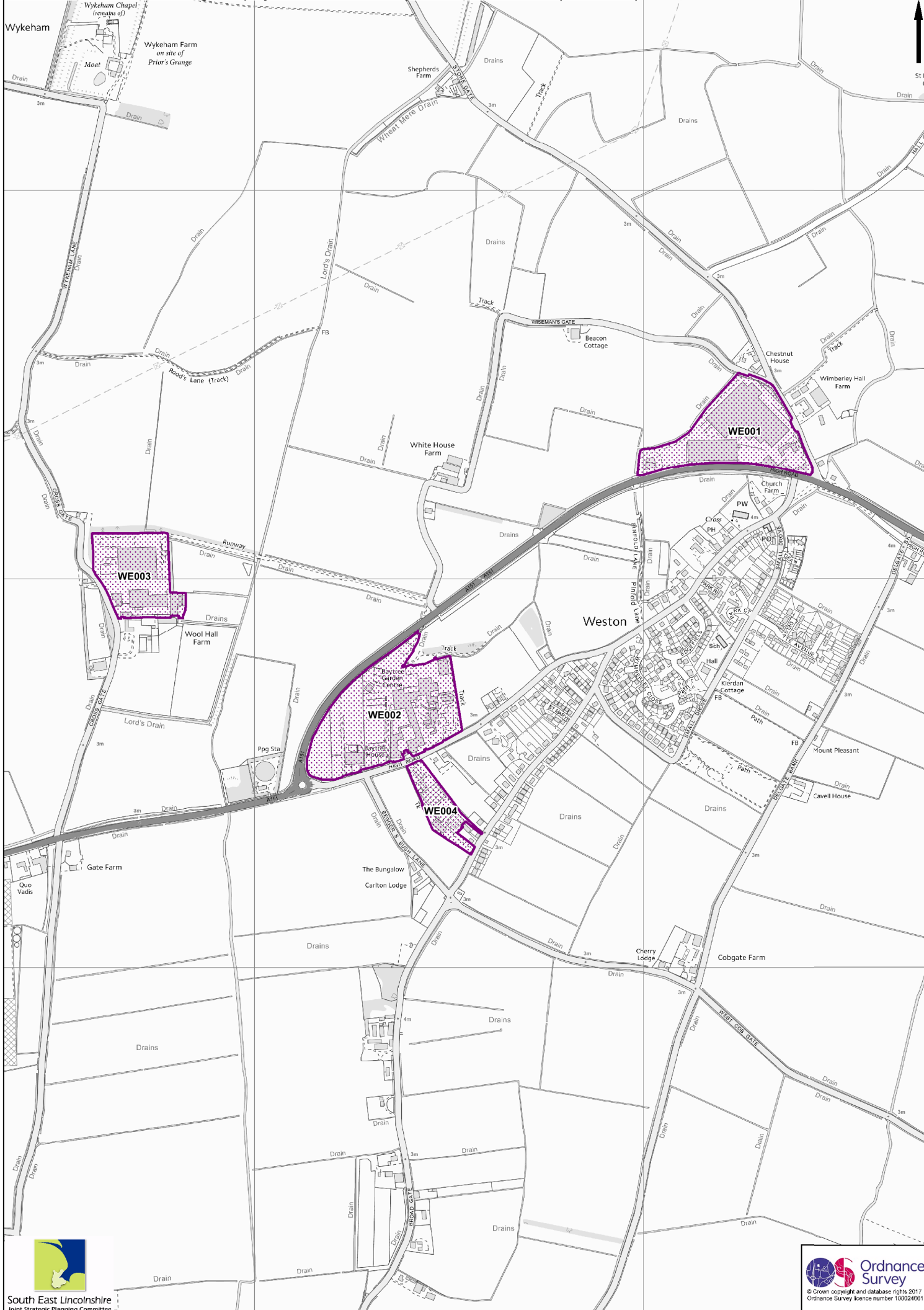


# South East Lincolnshire Strategic Employment Land Availability Assessment - Weston (March 2017)



# Potential Employment Sites

Site Reference	WE004	Settlement	Weston
Site Name	Land to the south of High Road	Site Area (Ha)	1.56
Current use	Horticultural nursery	Available land (ha)	1.56
Proposed employm	B1, B2, B8	Net available land (ha)	1.4
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are are low, and opening-up infrastructure costs are likely to be moderate (including site clearance costs). 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/partly adjacent to Weston settlement boundary		
Site Characteristics	It is not agricultural land and is partly previously developed with agricultural buildings. The site has little intrinsic amenity value.		
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 - It would not have adverse impacts upon the character and appearance of the village - it is contained by strong physical boundaries (High Rd, Beggar's Bush Lane, and Broadgate). <sup>2</sup>		
Highways	The site is in use for horticulture & there will have been access by car & HGVs. The High Road and Broadgate frontages are long enough to accommodate a suitable adoptable road junction with the required radii & visibility splays. The site is 1.9km from the A16, a major north-south route - vehicles would not need to pass residential areas & 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 and by foot. Bus stops are within 100m of the site. The site is within 1.9km of the A16. The site is partly within/partly adjacent to Weston built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site within a village location. Site is in good condition. The site is partly within/partly adjacent to Weston built up area so would have access to amenities. Residential properties adjoin 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, rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees & hedges on the west & north boundaries. Dedicated car parking. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. No critical mass of employment uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the existing site. However, access, utilities, water and foul water improvements and surface water drainage will need to be upgraded for new employment development. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0.50-1m

# Potential Employment Sites

Site Reference	WE004	Settlement	Weston
Site Name	Land to the south of High Road	Site Area (Ha)	1.56
Current use	Horticultural nursery	Available land (ha)	1.56
Proposed employm	B1, B2, B8	Net available land (ha)	1.4
Availability	There are no known legal or ownership problems.		
Achievability	Low achievability. Values are are low, and opening-up infrastructure costs are likely to be moderate (including site clearance costs). 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/partly adjacent to Weston settlement boundary		
Site Characteristics	It is not agricultural land and is partly previously developed with agricultural buildings. The site has little intrinsic amenity value.		
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 - It would not have adverse impacts upon the character and appearance of the village - it is contained by strong physical boundaries (High Rd, Beggar's Bush Lane, and Broadgate). <sup>2</sup>		
Highways	The site is in use for horticulture & there will have been access by car & HGVs. The High Road and Broadgate frontages are long enough to accommodate a suitable adoptable road junction with the required radii & visibility splays. The site is 1.9km from the A16, a major north-south route - vehicles would not need to pass residential areas & 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 and by foot. Bus stops are within 100m of the site. The site is within 1.9km of the A16. The site is partly within/partly adjacent to Weston built-up area (settlement boundary). The site has potential to be accessible by a range of employees.		
External environment	A low profile site within a village location. Site is in good condition. The site is partly within/partly adjacent to Weston built up area so would have access to amenities. Residential properties adjoin 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, rectangular shaped site. It is anticipated that infrastructure would need upgrading to accommodate development on site. Mature trees & hedges on the west & north boundaries. Dedicated car parking. Space for manoeuvring/servicing & parking would need to be provided on site to accommodate a specific use(s).		
Market signals	A low profile site. No critical mass of employment uses. Not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable as access and utilities provided to the existing site. However, access, utilities, water and foul water improvements and surface water drainage will need to be upgraded for new employment development. The market potential for development of this site for employment use is considered to be low.		
Developable	Developable	Flood risk	FZ3a, danger for some, 0.50-1m