

Existing Employment Sites

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Site Reference	BO002			Settlement		Boston	
Site Name	Boston Trade Park			Site Area (Ha)		3.82	
Address	Norfolk Street			Current use		B1, B2, B8, D1 and sui generis, ap	
Availability	There are no known lega	l or ownership issues.				INVANT II IIINIEC	
Achievability		e, which includes several small u				acancy rate includes that within s so start-up costs are expected to	
Suitability	Suitable						
	Planning status	Existing employment allocati					
	Location	Within Boston settlement bo	unda	ary			
	Site Characteristics	It is not agricultural land, and amenity value, and is current			lope	d. The site has little intrinsic	
	Environmental issues	Maud Foster Drain Local Wild	dlife	Site is within 112m of	the s	ite to the east.	
	Heritage issues	development is identified the redevelopment/intensification proposals should be informe to address the impact of the	ougl on oc d by prop	n the Local Plan in this ccur (depending on loc a Heritage Impact Asso oosal on the historic to	loca atior essm wnso	within the site) development ent. The Assessment would need cape and in particular how it would	
	Highways	preserve and enhance the character and appearance of the adjacent conservation area. Within 500m of A16, a major north-south route, at its junction with the A1137 leading to the A52 and A17. Access to the site is directly from the single Norfolk Street, which means that					
		traffic has to pass through heavily congested narrow, residential streets. The Norfolk Street is unsuitable for large HGVs. Dedicated access road is narrow a passing between two buildings at one point.				ntial streets. The junction to	
	Access for employees	,,	site i	s 500m from the A16.	The	rcle and by foot. Bus stops are site is within the Boston built-up accessible by a range of	
	External environment	Low profile, established employment allocation within a predominant quality, some older buildings would benefit from investment. Residen site which could be affected by noise, odour and light levels.			. Residential properties abut the		
	Internal environment	Limited space for turning and manoeuvring of large HGVs on site. Parking and servi unit can spill out elsewhere on site. No landscaping present. An established employment allocation. Actively managed and marketed. Evidence investment. Average vacancy rate but good critical mass of B-Class development are counters. Evidence of recent investment and planning permissions indicate demand employment and commercial uses in this location. No opportunities for intensificat				_	
	Market signals					3-Class development and trade ssions indicate demand for	
	Development opportunities	No known constraints that confighways provided to the site		render redevelopment	t of u	nits unviable, as infrastructure and	
Dovolonshis	Davalonabla	Elood risk	E72	danger for most 0.5-	. 1 ~~		
Developable	Developable	Flood risk	г∠З,	danger for most, 0.5m	ı-TW		

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Site Reference	BO003			Settlement	Boston	
Site Name	Nelson Way Industrial Es	state		Site Area (Ha)	4.93	
Address	Liquorpond Street			Current use	A1, B1, B2, B8, D1 and sui generis	
Availability	There are no known lega	al or ownership issues.			- 70ika	
Achievability	Vacant units are being a so start-up costs are exp		Class	development. All vaca	ant units are serviced and have access	
Suitability	Suitable					
	Planning status	Existing employment allocati	on in	BBC Local Plan		
	Location	Within Boston settlement bo	unda	ary		
	Site Characteristics	It is not agricultural land, and amenity value, and is curren			eloped. The site has little intrinsic	
	Environmental issues	No national or local environr	nent	al designations nearby	<i>'</i> .	
	Heritage issues	Area covers the eastern part location - should redevelopn proposals should be informe	of thent, d by e his	ne site. No new emplor l'intensification occur (a Heritage Impact Assi toric townscape and h	a small part of Boston Conservation yment development is identified in this depending on location within the site) essment (it would need to address the low it would preserve and enhance the onservation area.	
	Highways	the roundabout with John Approvides access to the A52.	dams Secor SVs. (Way which can be he ndary access tis via cor Close to Boston town c	but north bound traffic needs to go via savily congested at peak times. This also enstrained local residential roads, which centre. Site has main spine road (Nelson	
	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 has direct acess onto the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.				
	External environment	average quality. Residential properties abut the site which could be affected by and light levels. Limited space within each plot for servicing/mangeuvring and parking so high.				
	Internal environment					
	Market signals	An established, high profile allocated employment area close to the town centre & strategic routes, low vacancy levels. Good critical mass of national and local employment & employment generating uses. Signs of recent investment and planning permissions for COU indicate demand for employment/commerical use in this location. Actively managed, vacant units actively marketed. Limited opportunities for intensification.				
	Development opportunities	No known constraints that could render redevelopment of units unviable, as infrastructure and highways provided to the site.				
Davolanahla	Dovolopable	Flood risk	E72	danger for all 1 2~		
Developable	Developable	Flood risk	г∠З,	danger for all, 1-2m		

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Site Reference	BO004			Settlement		Boston	
Site Name	Broadfield Lane Industria	l Estate		Site Area (Ha)		1.74	
Address	Broadfield Lane			Current use		B2, B8 and sui generis, approx 25	
Availability	There are no known legal	or ownership issues.					
Achievability	All vacant units are service	ed and have access so start-up	costs	are expected to be lin	mited		
Suitability	Suitable						
	Planning status	Existing employment allocati	on in	BBC Local Plan			
	Location	Within Boston settlement bo	unda	ry			
	Site Characteristics	It is not agricultural land, and amenity value, and is current			loped	. The site has little intrinsic	
	Environmental issues	South Forty Foot Drain LWS i	s with	nin 230m of the site to	the s	south.	
	Heritage issues	No national or local heritage	desig	gnations nearby.			
	Highways	Within 650m of the A52, via Broadfield Lane which is a constrained residential street. The site access itself is a narrow road.					
	Access for employees	Services, facilities and homes within 270m of the site. The up area (settlement boundar employees.	site is	within 650m of the A	52. T	ne site is within the Boston built-	
	External environment					rominence. Access is constrained. y noise, odour and light levels.	
	Internal environment	* *	cess i	issues. Some trees exis	st alo	ng is limited; high level of on- ng the western boundary and	
	Market signals	An established allocation. Medium vacancy levels, low environmental quality, little e marketing. Little sign of investment. Site provides a useful role as good critical mass neighbour' uses such as scrap yards.					
	Development opportunities	Contaminated land issues sho	ould l	pe investigated should	l rede	velopment take place.	
Developable	Developable	Flood risk	FZ3 (danger for most, 1-2m)		
3.2.2.pan.e							

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Site Reference	BO005		Settlement	Boston		
Site Name	Redstone Industrial Esta	te	Site Area (Ha)	5.66		
Address	Redstone Road		Current use	B1, B2, B8 and sui generis, approx		
Availability	There are no known lega	l or ownership issues.		TE maike		
Achievability	All vacant units are servi	ced and have access so start-up	costs are expected to be lii	mited.		
Suitability	Suitable					
	Planning status	Existing employment allocation	on in BBC Local Plan			
	Location	Within Boston settlement boo	undary			
	Site Characteristics			loped. The site has little intrinsic		
		amenity value, and is currentl	y used for employment.			
	Environmental issues	South Forty Foot Drain LWS a	djoins the southern bound	ary of the site.		
	Heritage issues	No national or local heritage designations nearby.				
	Highways	Direct access from Redstone Road to the A16, a strategic north-south route with nearby connection to the A52. However the A16/A52 near the town centre is heavily congested at peak times. Redstone Road is a dedicated spine road to each plot, although is shared with occupiers of the residential site to the north which could lead to conflict.				
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 335m of the site. The site has direct acess onto the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.				
	External environment		profile employment site, with a short prominent 80m frontage to the A1 most average. Residential properties abut the site which could be affect and light levels.			
	Internal environment	Some space on plot for servicing/manoeuvring and parking. Some on-street parking can cause difficulties for HGVs. Some trees exist along the South Forty Foot Drain and provide a buffer to the A16 at the site's entrance.				
	Market signals	An established allocation with a reasonable profile. Relatively close to the town centre, low vacancy rate. Good critical mass of local B-Class development and trade counters. Recent planning permissions for change of use indicate demand for employment and commerical uses in this location. Site actively managed and units marketed. No known constraints that could render redevelopment of units unviable, as infrastructure and highways provided to the site. The site is bounded by gypsy and traveller accommodation to the north (which shares access) which could affect the type of uses and hours of operation in the future.				
	Development opportunities					
Developable	Developable	Flood risk	Z3a, danger for most, 0.5r	m-1m		
	20.0.00000					

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Site Reference	BO009		Settlement	Boston		
Site Name	Boston Port Estate,		Site Area (Ha)	29.8		
Address	St John's Road		Current use	Operational port, B1, B8, vacant I		
Availability	There are no known lega	al or ownership issues.		and 40 miles		
Achievability		ation works would be met from s anticipated that this would no		nces as part of an agreed business of the occupiers operation.		
Suitability	Suitable					
	Planning status	Allocation for port related de	velopment in BBC Local Pla	n		
	Location	Within Boston settlement bo	undary			
	Site Characteristics			oreviously developed. The site has little and for employment related uses.		
	Environmental issues	The South Forty Foot Drain L	NS is about 100m to the so	uth west of the site.		
	Heritage issues	north-east. adjoins the site to boundary and Boston Skirbed	o the west. Boston Conserva k Conservation Area adjoin ial harm identified within a	a listed building adjoins the site to the ation Area adjoins the western as eastern boundary. Mitigation may be Statement of Significance, but this will cation within the site.		
	Highways	from the site, which involves the town centre which can be the eastern part of the site b	passing residential propert e busy at peak periods. A pr ut this involves passing resi pecific uses. Dedicated freig	6, a strategic north-south route, 500m ies and John Adams Way which passes rivate road appears to provide access to dential areas. This may need to be ght railway line terminates on site, but		
	Access for employees	within 360m of the site. The	site is within 500m of the A	by cycle and by foot. Bus stops are 16. The site is within the Boston builtal to be accessible by a range of		
	External environment	port itself. Area is generally in could be affected by noise, or	Low profile site contains a good critical mass of national and local port report itself. Area is generally in good condition. Residential properties adjicould be affected by noise, odour and light. The site is within the Boston employees would have good access to local amenities.			
	Internal environment	Space for turning/manoeuvri vary.	ite. Quality of boundary treatments			
	Market signals An established low profile employment allocation, with a good critical market port related B-Class development. Majority of units are in good condition investment indicating the long term potential of the site as an operational uses. Actively managed.					
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to each unit/boundaries of underused land. Upfront investment would required to intensify: water & foul water, flood mitigation & surface water drainage would required. Contaminated land may be an issue.				
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m			

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Site Reference	BO010		Settlement	Boston			
Site Name	Norprint		Site Area (Ha)	3.7			
Address	Horncastle Road		Current use	B1, B2 5 units			
Availability	The site has planning per	rmission for residential develop	oment so is not available for	employment use.			
Achievability	Planning permission for	residential use indicates that th	ne site is no longer considere	ed to be a viable employment use.			
Suitability	Unsuitable						
	Planning status	Existing employment allocate	tion in BBC Local Plan				
	Location	Within Boston settlement b	oundary				
	Site Characteristics			grassed, and the majority is previously			
		developed. The site has littl	e intrinsic amenity value, an	d is currently used for employment.			
	Environmental issues	The Boston Cemetery LWS I Local Wildlife Site is about 1		orner of the site, the Maud Foster Drain			
	Heritage issues		_	lose proximity to the site. Any potential ocess for the consented residential			
	Highways	Within 1km of the A16 at its junction with the A1137 leading to the A52, a major east-west route. Access to the site is directly from the Horncastle Road, which means that traffic has to pass through heavily congested narrow, residential streets. The junction to Horncastle Road is tight for large HGVs.					
	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 1km of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.					
	External environment	•		est of the units are in good condition. Cited by noise, odour and light levels.			
	Internal environment	Space for turning and mano along the western boundary		e. Parking on site. Some trees exist			
	Market signals	An established employment allocation, forms a critical mass of employment adjoining Boston Trade Park to the south. One occupier has vacated the site permission for residential use.					
	Development opportunities	The site has planning permi only take place for that use.		considered that redevelopment would			
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2	m			

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Site Reference	BO011		Settlement	Boston			
Site Name	Metsawood Ltd/Fogarty	's	Site Area (Ha)	25.79			
Address	Fishtoft Road		Current use	B1, B2, B8, approx 35 units			
Availability	There are no known lega	al or ownership issues.					
Achievability	Any extension/intensific	cation works would be met fro	om the parent companies final	nces as part of an agreed business			
	plan/financial model. It	is anticipated that this would	not impact upon the viability	of the occupiers operation.			
Suitability	Suitable						
	Planning status	Existing employment alloc	cation in BBC Local Plan				
	Location	Within Boston settlement	t boundary				
	Site Characteristics		and the site is previously deve rently used for employment.	loped. The site has little intrinsic			
	Environmental issues	Havenside LNR ajoins the	site to the west and south.				
	Heritage issues	No national or local herita	age designations nearby.				
	Highways	Approx 2.2km from the A16 a major north-south route, which provides access to the A52 (eastwest route). Direct access to Fishtoft Road from the eastern site, a long access road gives dedicated access to the western site. All traffic has to pass along local, congested roads and through residential areas.					
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 350m of the site. The site is within 2.2km of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.					
	External environment			Fishtoft Road. Area is generally in good all be affected by noise, odour and			
	Internal environment	Appropriate space for turning/manoeuvring within each site. Dedicated car parks provide space for staff and visitors on site. A landscape bund and mature tree belt is situated on the eastern boundary of the Metsawood site, and mature trees and fencing are situated along the eastern boundary of the Fogarty's site. Mature trees buffer the site from The Haven and provide some screening from agricultural land to the south.					
	Market signals	An established employment allocation with a good profile locally, particularly along its eastern boundary. Good critical mass of two large scale national and local businesses - Metsawood and Fogarty's. Sites actively managed. Signs of recent investment indicate demand for employment uses in this location.					
	Development opportunities	highways provided to the		unviable, as infrastructure and the site is within the occupiers are.			
Developable	Developable	Flood risk	FZ3a, danger for all, >2m				
Developable	Developable	11000 11310	1230, duliger for all, 72111				

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Site Reference	BO012		Settlement	Boston			
Site Name	Tulip Ltd		Site Area (Ha)	6.94			
Address	New Hammond Beck Ro	ad	Current use	B1, B2, B8 approx 26 units			
Availability	There are no known lega	There are no known legal or ownership issues.					
Achievability		ation works would be met from s anticipated that this would no		nces as part of an agreed business of the occupiers operation.			
Suitability	Suitable						
	Planning status	Existing employment site					
	Location	84m from Boston settlement	boundary				
	Site Characteristics	The site has some amenity va majority is previously develo		en, farmed grade 2 land, but the			
	Environmental issues	South Forty Foot Drain LWS I	ies 232m north of the site.				
	Heritage issues	No national or local heritage	designations nearby.				
	Highways	Access is via a dedicated spine road to New Hammond Beck Road, a local road which provides access to the A52, a major east-west route 1.2km from the site (although does not need to pass residential areas). A spine road runs through the site serving individual units and to the access bays for HGVs.					
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot. Bus stops are within 1km of the site. The site is within 1.2km of the A52. The site is 84m from the Boston built-up area (settlement boundary). The site has more limited access by a range of employees.					
	External environment	Low profile site but with goo abuts the site which could be		ent condition. A residential property nd light levels.			
	Internal environment	A dedicated one way loop allows vehicles and HGVs to manoeuvre and reverse in to loading bays easily. Dedicated car parks to the front of the site. The southern boundary is wholly fenced and partly treed.					
	Market signals	An established employment site. One national business - Tulip Ltd, occupies a purpose built facility. Site actively managed. Evidence of recent investment indicates demand for employment uses in this location.					
	unviable, as infrastructure and the site is within the occupiers thern parts of the site for intensification						
Developable	Developable	in future.	FZ3a, danger for most, 1-2	m			
Developable	Developable	I IOOU IISK	1 250, uunger 101 111031, 1-21	"			

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Access for employees Access for employees Access for employees Access for employees External environment External environment External environment External environment External environment Access for employees External environment External environment Access for employees Access for employees Access for employees External environment Access for employees Access for employees Access for employees External environment Access for employees Access for employees	Site Reference	BO015		Settlement	Boston			
There are no known legal or ownership issues. Achievability Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation. Suitability Suitable Planning status Location Within Boston settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value, and is currently used for employment. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local heritage designations nearby. Heritage issues No national or local heritage designations nearby. Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. Boston bus st is within 200m of the site. The site is adjacent to liston railway station. The site is within of the AS2. The site is within the 200m bull-up area (settlement boundary). The site has increased area is sufficiently a residential area. External environment External environment External environment Internal environment A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicat her allway line in the northern part of the site. Site actively managed. An established employment site in a highly accessible central location; adjacent to the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the railway line in the northern part of the site. No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers highways provided to the site and it is understood that the site is within the occupiers	Site Name	Land to the north of Sta	tion Street	Site Area (Ha)	1.35			
Access for employees Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. Boston bus st is within 200m of the site. The site is within 300m of the site. The site is within 500m for the site. She is within 500m nested to allow profile employment site, with good access to the town centre and AS2. Average condition. Residential properties abut the site which could be affected by noise, on a light levels. Internal environmental Patabalished employment site Statished low profile employment site, with good access to the town centre and AS2. Average condition. Residential properties abut the site which could be affected by noise, o and light levels. Internal environment Acress of the site. Site access of the site which to book parties abut the site which could be affected by noise, o and light levels. Internal environment Anneway loop seems to operate to allow space for turning/manoeuvring on site. Dedicating and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user-BT. Good critical mass of employment station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user-BT. Good critical mass of employment generating uses with the nearby town centre. Site accident on unwiable, as infrastructure and hightways provided to the site and it is understood that the site is within the occupiers.	Address	Station Street		Current use	B1, sui generis, approx 8 units			
plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation. Suitability Planning status	Availability	There are no known lega	al or ownership issues.					
Suitability Suitability Suitability Site Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value, and is currently used for employment. Environmental issues No national or local environmental designations nearby. Iteritage issues No national or local environmental designations nearby. Direct access along Station Approach to the AS2 a strategic east-west route, about 200m fit his site. Site access via a residential road, with secondary access via Tower Street on the eastern boundary which also passes through a residential area. Access for employees Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. Boston bus st is within 200m of the site. The site is adjacent to Boston railway station. The site is within a of the AS2. The site is within the boston built up area (settlement boundary). The site has in the boston built up area (settlement boundary). The site has in the boston built up area (settlement boundary). The site has in the control of the site of the AS2 and the site which could be affected by noise, of and light levels. External environment Internal environment A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicat parking on site. Grassed areas provide buffers to housing and some trees provide a buffer the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the rails station and within close proximity of the Bus Station. Relatively love profile to the rear of residential properties. Site occupied by one user-BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers	Achievability	Any extension/intensific	ation works would be met f	rom the parent companies final	nces as part of an agreed business			
Existing employment site		plan/financial model. It	is anticipated that this would	d not impact upon the viability	of the occupiers operation.			
Location Within Boston settlement boundary	Suitability	Suitable						
It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value, and is currently used for employment. Environmental issues		Planning status	Existing employment site	2				
Environmental issues No national or local environmental designations nearby.		Location	Within Boston settlemer	nt boundary				
Heritage issues No national or local heritage designations nearby. Direct access along Station Approach to the A52 a strategic east-west route, about 200m in the site. Site access via a residential road, with secondary access via Tower Street on the eastern boundary which also passes through a residential area. Services, facilities and homes are potentially accessible by cycle and by foot. Boston bus st is within 200m of the site. The site is adjacent to Boston railway station. The site is within of the A52. The site is within the Boston built-up area (settlement boundary). The site has to potential to be accessible by a range of employees. External environment Established low profile employment site, with good access to the town centre and A52. Average condition. Residential properties abut the site which could be affected by noise, of and light levels. Internal environment A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicate parking on site. Grassed areas provide buffers to housing and some trees provide a buffer the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the rails station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user - BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		Site Characteristics			loped. The site has little intrinsic			
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is within 200m of the site. The site is adjacent to Boston railway station. The site is within 2 of the A52. The site is within the Boston built-up area (settlement boundary). The site has a potential to be accessible by a range of employees. External environment Established low profile employment site, with good access to the town centre and A52. Average condition. Residential properties abut the site which could be affected by noise, or and light levels. A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicate parking on site. Grassed areas provide buffers to housing and some trees provide a buffer to the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the railway station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user - BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		Highways	·					
Average condition. Residential properties abut the site which could be affected by noise, of and light levels. A one-way loop seems to operate to allow space for turning/manoeuvring on site. Dedicate parking on site. Grassed areas provide buffers to housing and some trees provide a buffer to the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the railway station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user - BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Boston bus station is within 200m of the site. The site is adjacent to Boston railway station. The site is within 200m of the A52. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.					
parking on site. Grassed areas provide buffers to housing and some trees provide a buffer to the railway line in the northern part of the site. Market signals An established employment site in a highly accessible central location; adjacent to the railway station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user - BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		External environment	Average condition. Resid					
station and within close proximity of the Bus Station. Relatively low profile to the rear of residential properties. Site occupied by one user - BT. Good critical mass of employment generating uses with the nearby town centre. Site actively managed. Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		Internal environment	parking on site. Grassed	areas provide buffers to housing	_			
Development opportunities No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers		Market signals	residential properties. Site occupied by one user - BT. Good critical mass of employment					
			No known constraints th	at could render intensification of a site and it is understood that t	unviable, as infrastructure and the site is within the occupiers			
Developable Developable Flood risk FZ3a, danger for all, >2m	Developable	Developable	Flood risk	FZ3a, danger for all, >2m				

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Site Reference	BO037		Settlement	Boston			
Site Name	Brain Fairweather Autos	3	Site Area (Ha)	0.36			
Address	Fishtoft Road		Current use	B2 3 units			
Availability	There are no known lega	al or ownership issues.					
Achievability	Any extension/intensific	ation works would be met from	om the parent companies fina	nces as part of an agreed business			
	plan/financial model. It	is anticipated that this would	I not impact upon the viability	of the occupiers operation.			
Suitability	Suitable						
	Planning status	Existing employment site					
	Location	205m from Boston settler	ment boundary				
	Site Characteristics		<u> </u>	eloped. The site has little intrinsic			
	Site Characteristics		rently used for employment.	nopeu. The site has little munisic			
	Environmental issues	No national or local enviro	onmental designations nearby				
	Heritage issues	No national or local herita	age designations nearby.				
	Highways	The site is 2.8km from the A16, a major north-south route. Direct access onto Fishtoft Road, a local road which passes through residential areas.					
	Access for employees	transport. The site is with	• •	by cycle, but not by foot or public s 205m from the Boston built-up area range of employees.			
	External environment		ntryside location. Average conc ted by noise, odour and light le	dition. Residential properties abut the evels.			
	Internal environment		car parking on site although u	ough this may prove problematic for nstructured. Mature hedging appears to			
	Market signals	ier - Brian Fairweather. Site actively k of other employment uses nearby.					
	Development opportunities	highways provided to the	site and it is understood that	unviable, as infrastructure and the site is within the occupiers southern part of the site in future.			
] [
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m				

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Site Reference	BO038		Settlement	Boston			
Site Name	Bredon Premix Concrete	2	Site Area (Ha)	0.68			
Address	Fen Road		Current use	B2 3 units			
Availability	There are no known lega	al or ownership issues.					
Achievability			om the parent companies fina not impact upon the viability	nces as part of an agreed business of the occupiers operation.			
C. ita hilita	Cuitable						
Suitability	Suitable Planning status						
	Flaming Status	Existing employment site					
	Location	15m from Boston settlem	ent boundary				
	Site Characteristics		and the site is previously deverently used for employment.	loped. The site has little intrinsic			
	Environmental issues	No national or local enviro	onmental designations nearby				
	Heritage issues	No national or local herita	age designations nearby.				
	Highways	The site is 139m from the A52, a major east-west route. Direct access onto Fen Road, a local road which passes residential areas.					
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 139m of the A52. The site is 15m from the Boston built-up area (settlement boundary). The site has more limited access by a range of employees.					
	External environment	Low profile site. Average of affected by noise, odour a		ty abuts the site which could be			
	Internal environment		car parking on site although ui	ough this may prove problematic for instructured. Mature trees, hedging and			
	Market signals	An established small scale profile site.	employment site. One occup	ier - Bredon. Site actively managed. Low			
	Development opportunities	highways provided to the		unviable, as infrastructure and the site is within the occupiers ure.			
Davids III	David. 11	eta a distri	F72- 4- 6				
Developable	Developable	Flood risk	FZ3a, danger for most, 1-2	m			

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Site Reference	BO040		Settlement	Boston			
Site Name	Lincolnshire Drainage Co	ompany	Site Area (Ha)	0.43			
Address	Fen Road		Current use	B1 1 unit			
Availability	There are no known lega	al or ownership issues.					
Achievability	Any extension/intensific	ation works would be met fro	m the parent companies fina	nces as part of an agreed business			
	plan/financial model. It	is anticipated that this would r	not impact upon the viability	of the occupiers operation.			
Suitability	Suitable						
	Planning status	Existing employment site					
	Location	Within Boston settlement l	boundary				
	Site Characteristics			loped. The site has little intrinsic			
		amenity value, and is curre					
	Environmental issues	No national or local enviro	nmental designations nearby				
	Heritage issues	No national or local heritag	ze designations nearby.				
			, ,				
	Highways	The site is 459m from the A52, a major east-west route. Direct access onto Fen Road, a local road which passes residential areas.					
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport. The site is within 459m of the A52. The site is adjacent to the Boston built-up area (settlement boundary). The site has more limited access by a range of employees.					
	External environment	Low profile site. Good cond could be affected by noise,		is in close proximity to the site which			
	Internal environment		nd manoeuvring on site. Dec ies and planting and fencing	licated car park to the front of the site. to the front.			
	Market signals	An established small scale of Site actively managed. Low		ier - Lincolnshire Drainage Company.			
	Development opportunities	highways provided to the s	ite and it is understood that	unviable, as infrastructure and the site is within the occupiers ty on site to intensify significantly.			
Developable	Developable	Flood risk	E73a danger for most 1.3	m			
Developable	Developable	FIOOU FISK	FZ3a, danger for most, 1-2				

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Site Reference	BO050		Settlement	Boston						
Site Name	Wyberton Chain Bridge	Depot Site Area (Ha) 0.8								
Address	Chain Bridge Road	Current use B2 2 units								
Availability	There are no known lega	al or ownership issues.								
Achievability	Any extension/intensific	Any extension/intensification works would be met from the parent companies finances as part of an agreed business								
	plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.									
Suitability	Suitable									
	Planning status	Existing employment site								
	Location	33m from Boston settleme	ant houndary							
			· · · · · · · · · · · · · · · · · · ·	Lorent The State has Park Constants						
	Site Characteristics		ently used for employment.	loped. The site has little intrinsic						
	Environmental issues	South Forty Foot Drain LW	S is 37m from the northern b	oundary of the site.						
	Heritage issues	No national or local herita	ge designations nearby.							
	Highways	The site is 203m from the A52, a major east-west route. Direct access via a one way loop onto Chain Bridge Road, a local road and no need to pass residential areas or town centres.								
	Access for employees	within 300m of the site. Th	ne site is within 203m of the A	by cycle and by foot. Bus stops are A52. The site is 49m from the Boston otential to be accessible by a range of						
	External environment		oximity to the A52. Good con could be affected by noise, o	dition. A residential property is in close odour and light levels.						
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Some trees to the boundaries and fencing to the front. An established small scale employment site. One occupier - LCC. Site actively managed.								
	Market signals									
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. However there appears to be limited capacity on site to intensify significantly.								
Davida III	David II	et and other	F72 - 4							
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m							

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Site Reference	BO051		Settlement	Boston						
Site Name	Former Council Depot	Site Area (Ha) 1.47								
Address	Fen Road		Current use	B2 2 units						
Availability	There are no known lega	There are no known legal or ownership issues. Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.								
Achievability										
Suitability	Suitable	7								
,	Planning status	Existing employment site								
	Lacation									
	Location	Within Boston settlemen	· · · · · · · · · · · · · · · · · · ·							
	Site Characteristics		and the site is previously deve rently used for employment.	loped. The site has little intrinsic						
	Environmental issues	No national or local envir	onmental designations nearby							
	Heritage issues	No national or local herit	age designations nearby.							
	Highways	Dedicated access onto Fen Road, a local road. The site is 223m from the A52, a major east-west route but vehicles would pass residential areas.								
	Access for employees	transport. The site is with	mes are potentially accessible nin 223m of the A52. The site is he site has more limited access	·						
	External environment		ar of business use. Site is in goo e affected by noise, odour and	od condition. Residential properties light.						
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Trees and fencing to the boundaries.								
	Market signals An established small scale employment site. One occupier. Site actively managed change of occupier indicates demand for employment uses in this location.									
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. There appears to be some capacity on site to intensify.								
Developable	Developable	Flood risk	FZ3a, danger for all, 1-2m							

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Site Reference	BO052		Settlement	Boston						
Site Name	Bellview Yard		1.31							
Address	Fen Road		Current use B1, B2							
Availability	There are no known leg	al or ownership issues.								
Achievability	Any extension/intensific	cation works would be met fr	om the parent companies finar	nces as part of an agreed business						
	plan/financial model. It	is anticipated that this would	d not impact upon the viability	of the occupiers operation.						
Suitability	Unsuitable	Unsuitable								
	Planning status	Existing employment site								
	Location	937m from Boston settle	ment boundary							
	Site Characteristics		and the site is previously deve rently used for employment.	loped. The site has little intrinsic						
	Environmental issues	Westgate Wood and Mea	adow LWS is 320m from the ea	stern boundary.						
	Heritage issues	No national or local herit	age designations nearby.							
	Highways	The site is 1.2km from the A52, a major east-west route. Direct, unmade access onto Fen Road, a local road, passes residential areas but not town centres.								
	Access for employees	transport. The site is with	•	by cycle, but not by foot or public 937m from the Boston built-up area range of employees.						
	External environment		ominantly countryside location so could be affected by noise,	. Site is in good condition. Residential odour and light.						
	Internal environment	There is space for turning site. Fencing to the bound		licated space to park vehicles within the						
	Market signals	An established small scale employment site. One occupier. Site actively managed. Signs of recent investment and planning permissions indicate demand for employment uses in this location.								
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. There appears to be some capacity on site to intensify.								
Developable	Undevelopable	Flood risk	FZ3a, danger for all, 1-2m							
·	<u> </u>									

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Site Reference	BO053	Settlement Boston								
Site Name	JT Friskney/Wyberton C	ar Sales Site Area (Ha) 0.96								
Address	Boardsides		Current use	Sui generis 4 units						
Availability	There are no known leg	There are no known legal or ownership issues.								
Achievability		cation works would be met from is anticipated that this would n		nces as part of an agreed business of the occupiers operation.						
Suitability	Unsuitable									
	Planning status	Commitment B/13/0442 Er	ection of steel-framed agricu	ıltural machinery store						
	Location 443m from Boston settlement boundary									
	Site Characteristics	The site has some amenity previously developed land.	value owing to part being op	pen grade 2 land, but the majority is						
	Environmental issues	South Forty Foot Drain is 29	∂m from the southern bound	lary of the site.						
	Heritage issues	No national or local heritag	e designations nearby.							
	Highways	The site is 890m from the A52, a major east-west route. Direct access onto Boardsides (A1121) with no need to pass residential areas or not town centres.								
	Access for employees	transport. The site is within		by cycle, but not by foot or public 443m from the Boston built-up area range of employees.						
	External environment		perty is in close proximity to	peit in a detached location. Good the site which could be affected by						
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Some grass provides limited landscaping.								
	Market signals	An established commercial site. Two main occupiers. Site actively managed. No vacant units. Sites actively managed. Signs of recent investment and planning permissions indicate demand for commercial uses in this location.								
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. Opportunities exist for intensification in the eastern part of the site in future.								
Developable	Undevelopable	Flood risk	FZ3a, danger for most, 1-2	m						
210.00000			. 200, 00.1801 101 111031, 1 21							

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Site Reference	BO056		Settlement	Boston						
Site Name	Rolec Services Ltd	Site Area (Ha) 0.86								
Address	Ralphs Lane		Current use B1, 4 units							
Availability	There are no known lega	There are no known legal or ownership issues. Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation.								
Achievability	Any extension/intensific									
	plan/financial model. It									
Suitability	Suitable									
	Planning status	Existing employment site								
	Location	164m from Boston settler	ment boundary							
	Site Characteristics		· · · · · · · · · · · · · · · · · · ·	loped. The site has little intrinsic						
	one characteristics		ently used for employment.	repeat the site has little manuse						
	Environmental issues	No national or local enviro	onmental designations nearby							
	Heritage issues	No national or local herita	age designations nearby							
	rentage issues	To national of local netrice	ge designations nearby.							
	Highways	The site is 1.3km from the A16, a major north-south route. Unconstrained direct access onto Ralphs Lane, a local road, which passes residential areas. Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are 435m from the site. The site is 1.3km from the A52. The site is 164m from Boston built-up area (settlement boundary). The site has potential to be accessible by a range of employees.								
	Access for employees									
	External environment			area is generally in excellent condition. cted by noise, odour and light levels.						
	Internal environment	There is space for turning and manoeuvring on site. Dedicated space to park vehicles within the site. Fencing and limited landscaping to the boundaries.								
	Market signals	An established local employment site. One local business - Rolec occupies a purpose built facility. Site actively managed. Evidence of recent investment and planning permissions indicates demand for employment use in this location.								
	Development opportunities	No known constraints that could render intensification unviable, as infrastructure and highways provided to the site and it is understood that the site is within the occupiers ownership. However there appears to be limited capacity on site to intensify significantly.								
Developed	Developed	Planet state	F722 Janes C. 11 C.	2000						
Developable	Developable	Flood risk	FZ3a, danger for all, 1.0m-2	2.UM						

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a major east-west route and vehicles do not need to pass town centres or residential areas. Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the A52. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees External environment A low profile site within a predominantly countryside location. The area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	Site Reference	BO057		Settlement	Boston						
There are no known legal or ownership issues. Achievability Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation. Suitability Unsuitable Flanning status Location Site Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues No national or local environmental designations nearby. Heritage issues A little building lies within the boundary of the site. No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depend on south of the little of	Site Name	Boston Auction Mart		Site Area (Ha)	0.84						
Access for employees Any extension/intensification works would be met from the parent companies finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation. Suitability Unsuitabile Planning status Location 1.3km from Boston settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues A listed building lies within the boundary of the site. No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site id development proposals should be informed by a large impact Assessment. The Assessment would need to address the impact of the proposal on the interilate impact Assessment. The Assessment would need to address the impact of the proposal on the interilate impact Assessment. The Assessment would preserve and enhance the character and appearance of the listed building. Nighways Nighways	Address	Punchbowl Lane	Current use B8, Sui generis, 6 units								
plan/financial model. It is anticipated that this would not impact upon the viability of the occupiers operation. Unsuitable Planning status Location 1.3km from Boston settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues No national or local environmental designations nearby. Meritage issues A listed building lies within the boundary of the site. No employment development is identified through the local Plan in this location - should redevelopment finentiation occur (depending to location within the site development proposals both be informed by a Hertage inpact. Assessment. The Assessment would need to address the impact of the proposal on the historia townscape and in particular how it would preserve and enhance the character and appearance of the listed building. Vighways Unconstrained direct access onto Punchbow Lane, a local road. The site is 2.2km from the A5 a major east-west route and vehicles do not need to pass town centres or residential areas. Access for employees Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the A52. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees in the site of the proposal on the site of the proposal on the site of the proposal on the proposal on the proposal on the proposal on the site of the proposal on the branch to the propo	Availability	There are no known lega	ıl or ownership issues.								
Suitability Unsuitable Planning status Existing employment site Location 1.3km from Boston settlement boundary	Achievability	Any extension/intensific	ation works would be met fro	m the parent companies fina	nces as part of an agreed business						
Planning status Location Liskm from Boston settlement boundary It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues No national or local environmental designations nearby. A listed building lies within the boundary of the site. No employment development is identifie through the Local Plain in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a Heritage Impact of the proposal on the historic townscape and in particular how it would preserve and enhance the chracter and appearance of the listed building. Highways Unconstrained direct access onto Punchbowi Lane, a local road. The site is 2.2km from the A5 a major east-west route and vehicles do not need to pass town centres or residential areas. Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the A52. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by noise, odour and light levels. Internal environment A low profile site within a predominantly countryside location. The area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels. Market signals An established site. Multiple occupiers. Site actively managed. Evidence of recent investment and planning permissions indicates demand for commercial use in this location. 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 or intensification within the site in tu		plan/financial model. It i	is anticipated that this would i	not impact upon the viability	of the occupiers operation.						
1.3km from Boston settlement boundary	Suitability	Unsuitable									
Site Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues No national or local environmental designations nearby.		Planning status	Existing employment site								
Site Characteristics It is not agricultural land, and the site is previously developed. The site has little intrinsic amenity value and is currently used for commercial business. Environmental issues No national or local environmental designations nearby.		Location									
Environmental issues No national or local environmental designations nearby. Heritage issues A listed building lies within the boundary of the site. No employment development is identifies through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a letritage impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the listed building. Highways Unconstrained direct access onto Punchbowl Lane, a local road. The site is 2.2km from the AS a major east-west route and vehicles do not need to pass town centres or residential areas. Access for employees Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the AS2. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be affected by noise, odour and light levels. Internal environment A low profile site within a predominantly countryside location. The area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels. Internal environment An established site. Multiple occupiers. Site actively managed. Evidence of recent investment and planning permissions indicates demand for commercial use in this location. 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 within the		Site Characteristics		<u> </u>	loned. The site has little intrinsic						
A listed building lies within the boundary of the site. No employment development is identifie 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 historitownscape and in particular how it would preserve and enhance the character and appearance of the listed building. Highways Unconstrained direct access onto Punchbowi Lane, a local road. The site is 2.2km from the AS a major east-west route and vehicles do not need to pass town centres or residential areas. Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the AS2. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees condition. Residential properties abut the site which could be affected by noise, odour and light levels. Internal environment Market signals An established site. Multiple occupiers. Site actively managed. Evidence of recent investment and planning permissions indicates demand for commercial use in this location. 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 within the site in future although these could be restricted by heritage		one dialacensis									
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 histori townscape and in particular how it would preserve and enhance the character and appearance of the listed building. Highways Unconstrained direct access onto Punchbowl Lane, a local road. The site is 2.2km from the A5 a major east-west route and vehicles do not need to pass town centres or residential areas. Access for employees Services, facilities and homes are potentially accessible by cycle but not by foot and public transport. The site is 2.2km from the A52. The site is 1.3km from Boston built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site has limited potential to be accessible by a range of employees (settlement boundary). The site within a predominantly countryside location. The area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels. Internal environment There is space for turning and manoeuvring on site. Space for parking on site. Hedges along all boundaries. Market signals An established site. Multiple occupiers. Site actively managed. Evidence of recent investment and planning permissions indicates demand for commercial 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 within the site in future although these could be restricted by heritage		Environmental issues	No national or local enviro	nmental designations nearby							
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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 within the site in future although these could be restricted by heritage		Internal environment	An established site. Multiple occupiers. Site actively managed. Evidence of recent investment								
opportunities opportunities employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification within the site in future although these could be restricted by heritage		Market signals									
<u> </u>			employment use unviable, exist for intensification wit	as infrastructure and highwa	ys provided to the site. Opportunities						
Developable Undevelopable Flood risk FZ3a, danger for most, 0.5m-1m	Developable	Undevelopable	Flood risk	FZ3a, danger for most. 0.5	m-1m						

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Potential Employment Sites

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	BO001		Settlement Boston						
Site Name	Endeavour Park, Boardsi	des		Site Area (Ha)		13.3			
Current use	B1, D1, sui generis, agric	ultural land		Available land (ha)	4	.3			
Proposed employm	B1	Net available land (ha 3.4							
Availability	There are no known lega	l or ownership issues.							
Achievability	are likely moderate (acce	nployment. Values are moderate ess, foul & water, surface water & cated there is a reasonable prospe	floo	d mitigation). Demand f	for o	ffices is n	ot high but sites are		
Suitability	Suitable								
	Planning status	Existing employment allocation	n in B	BC Local Plan					
	Location	Within Boston settlement bour	ndary	1					
	Site Characteristics	It is partly previously developed agricultural/grassed land. The s							
	Environmental issues	South Forty Foot Drain LWS is v	withi	n 25m of the site to the	sou	th.			
	Heritage issues	No national or local heritage de	esign	ations nearby.					
	Character	Acceptable - the majority of the would be in character with the extension to the north, therefo	exis	ting uses. Built developr	nent	exists to	the east of the		
	Highways	A dedicated spine road (Gilbert Drive) and roundabout provides access to the A1121. Each plot has access onto Gilbert Drive. Access and spurs in place to serve available land, including a roundabout to service the extension to the north. The spurs may need to be upgraded to accommodate specific uses. The site is 180m from the A52, a strategic east-west route. No							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c	or pla	ice undue burdens on, e	existi	ng infrast	ructure, such as open		
	Access for employees	Services, facilities and homes a through the site) and and by fo the A52. The site is within the E potential to be accessible by a	ot. B Bosto	us stops are within 240 on built-up area (settlem	m of	the site.	The site is 180m from		
	External environment	High profile site with a 266m fr properties adjoin the boundary impact would depend upon the employees would have good ac	whie pro	ch could be affected by posed use. The site is w	nois	e, odour	and light - likely		
	Internal environment								
	Market signals	A strategic, high profile, established allocation, with a prominent 266m frontage to the A1121 Contains a good critical mass of employment including start-up space for small businesses & employment generating uses. Good mix of national & local businesses. The market potential for B1 use is considered to be high over the plan period. Actively managed & marketed. No known constraints that could render intensification unviable, as infrastructure and highways provided to the each unit and the boundaries of the available land. Nevertheless, upfront investment would be required to open-up the greenfield extension to the north; access, foul and water recycling improvements and flood mitigation surface water drainage							
	Development opportunities								
Developable	Developable	Flood risk		FZ3, danger for all, 1	1-2m				

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Site Reference	BO006		Settlement	Boston					
Site Name	Riverside Industrial Estat	e, Marsh Lane	Site Area (Ha)	118.49					
Current use	B1, B2, B8, D1, sui gener	s, agricultural land	Available land (ha)	43.05					
Proposed employm	B1, B2, B8		Net available land (ha	18.00					
Availability	There are no known lega	l or ownership issues.							
Achievability	greenfield sites are likely	to have moderate costs (including	ng access, water, foul & wat	infill are likely to be low, the larger er, surface water & flood mitigation). flect this likely start 2017-2021 (with					
Suitability	Suitable								
	Planning status	Employment allocation in BBC	Local Plan. Commitment - E	3/16/0130 HWRC, B/09/0277 storage,					
	Location	Within Boston settlement bou	ndary						
	Site Characteristics			nent generating uses, and partly e owing to part being open, farmed					
	Environmental issues	Havenside LNR is within 320m 230m of the northern boundar		outh Forty Foot Drain LWS is within					
	Heritage issues	No national or local heritage d	esignations nearby.						
	Character			boundaries of the employment site or tter with the surrounding area.					
	Highways	traffic needs to turn to reach t	he A16. Each plot has acces ours in place. The site is 800	ow Road traffic light junction where s onto Marsh Lane or a subsidiary m from the A16, a major north-south					
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or	•	existing infrastructure, such as open					
	Access for employees		ne) and by foot. Bus stops a te is within the Boston built	are within 450m of the site. The site is t-up area (settlement boundary). The					
	External environment	gives mix of small & large plots	s. Area in good condition. Ro it- impact would depend up	yment generating uses. Available land esidential properties could be son use. The site is within the Boston					
	Internal environment	A relatively flat irregular shaped site, with infrastructure to each unit & to boundaries of each plot. Landscaping vary by plot. Space for turning/manoeuvring & parking on plot, although onstreet parking evident. Provision would need to be in the curtilage for additional uses.							
	Market signals			of B/employment generating uses.					
			may be an over-supply. Ma	has been slow in the south-west & rket potential for employment use for the along Marsh Lane.					
	Development opportunities	-	unit and the boundaries of ent would be required to op						
Developable	Developable	Flood risk	FZ3a, danger for al	l, 1-2m					

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Site Reference	BO007			Settlement		Boston					
Site Name	Q1 The Quadrant, Londor	n Road		Site Area (Ha)		21					
Current use	Agricultural land		4	Available land (ha)		-					
Proposed employm	B1	Net available land (ha									
Availability	There are no known legal	There are no known legal or ownership issues.									
Achievability	The planning permission f development.	The planning permission for the site indicates a residential led scheme, therefore the site is not available for employment development.									
Suitability	Unsuitable: due to unavai	unavailability									
	Planning status	Part OPP/full planning permission	on fo	or new football stadium	n, a	food store	e, petrol filling stadium,				
	Location	Within Boston settlement boun	dary	/							
	Site Characteristics	The site has some amenity value	e ov	ving to the majority bei	ng (open, farm	ned Grade 1 land.				
	Environmental issues	Tytton Lane West Pits LWS are v	with	in 130m of the site to t	he i	north west	t.				
	Heritage issues	No national or local heritage de	sign	ations nearby.							
	Character	Acceptable - the site is bounded development would be consiste									
	Highways	A new site access and roundabor junction will also be provided to Distributor Road. The site is adju- would not pass residential areas	Loi acer	ndon Road which would nt to the A16, a strategi	d fo	rm the firs	t phase of the Boston				
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or cogenerates.				-	· · · · · · · · · · · · · · · · · · ·				
	Access for employees	Services, facilities and homes ar provided to access the new dev the A16. The site is within the B potential to be accessible by a r	elop osto	oment. Bus stops are wi on built-up area (settlen	thir	n 570m of	the site. The site spans				
	External environment	The site has a masterplan, and of development.	outli	ne planing permission,	wh	ich does n	ot include B Class				
	Internal environment	Two relatively flat, small scale irregular shaped sites. It is anticipated that infrastructure may need significantly upgrading/extending to accommodate development on these sites. Limited landscaping evident. Space for manoeuvring/servicing and parking would need to be provided, to reflect use(s). A high profile site, with a long 500m frontage to the A16. B Use development is not a consented use so is unlikely to be provided.									
	Market signals										
	Development opportunities	The planning permission for the available for employment devel			led	scheme, t	herefore the site is not				
Developable	Undevelopable	Flood risk		FZ3a, danger for all,	, 1-2	2m					

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Site Reference	BO008			Settlement	Boston				
Site Name	Q2: The Quadrant, Wybe	rton End Road		Site Area (Ha)	63.6				
Current use	Agricultural land			Available land (ha)	2.5				
Proposed employm	B1, A2, A3, A4			Net available land (ha	2				
Availability	There are no known legal	or ownership issues.							
Achievability	development of the SUE (nts,	surface water & flood n	o be moderate - absorbed through nitigation). If it is allocated, there is a				
Suitability	Suitable								
	Planning status	Strategic mixed-use urban exter	nsic	on					
	Location	Within Boston settlement boun	dar	·y					
	Site Characteristics	The site has some amenity valu	e o	wing to the majority bei	ng open, farmed Grade 1 land.				
	Environmental issues	The South Forty Foot Drain LWS the Boston No. 10 and West Ski			rthern boundary. Trees protected by ion Orders are on site.				
	Heritage issues	on the west. It is likely that emp	oloy ut if	ment development will not, to retain the rural	ng will be affected by development be located in the western part of character, the south and west should b. Tall buildings (three storey+)				
	Character		efin ner	ed by strong man-made nt on this scale offers op	te of the area. With the exception of features, & its relationship with the portunities to mitigate				
	Highways	Employment is expected to be located in the western part of the site close to the A52, a major east-west route. A new road network, including junctions & the second phase of the Boston Distributor Road is expected to be provided so access to the A52 & the A16 wil be good. Appropriate space for manoeuvring/servicing and parking should be provided.							
	Infrastructure				existing infrastructure, such as open e is able to mitigate any impacts it				
	Access for employees	100m - development could help	su he s	pport an extended bus s site is within the Boston	cycle & by foot. Bus stops are within service, foot/cycle paths & part of built-up area & has the potential to				
	External environment		aff	ected by noise, odour ar	g a good mix of businesses. nd light - impact would depend upon es would have good access to local				
	Internal environment	A relatively flat irregular shaped site, infrastructure and services would need to be provided. Landscaping and boundary treatment would need to be provided. Space for manoeuvring/servicing and parking would need to be provided, to reflect use(s).							
	Market signals	Distributor Road, close to BOOC businesses wishing to locate or	1. <i>r</i> e-	A new build developmer locate to an edge-of-cer	t in close proximity to the Boston at is likely to be attractive to attractive to attractive potential d-use site (B1, A2, A3 & A4) is likely				
	Development opportunities	No known constraints that coul proposal. Significant upfront in highways, water, foul & water r	vest ecy	tment would be required voling, flood mitigation &	able; the developers support the d to open-up the wider site; a surface water drainage would be ng. Project management team on				
Developable	Developable	Flood risk		FZ3a, danger for all	, 1-2m				

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Site Reference	BO013			Settlement	Boston						
Site Name	Land south of Norfolk St	reet		Site Area (Ha)	1.53						
Current use	Partly disused (formerly	B2, B8), partly B2	-	Available land (ha)	1.2						
Proposed employm	B1, B2, B8			Net available land (ha	1.09						
Availability	There are no known lega	ıl or ownership issues.									
Achievability	upgrade, surface water o				e high (including access and utilities on may be an issue. If it is allocated						
Suitability	Unsuitable: due to unavailability and size of remaining site										
	Planning status	Planning status Existing employment allocation in BBC Local Plan pp for residential									
	Location	Within Boston settlement bou	ındary	1							
	Site Characteristics	The site is previously develop	ed for	employment use and h	as little intrinsic amenity value.						
	Environmental issues	No national or local environm	ental	designations nearby.							
	Heritage issues	boundary. Any development p The Assessment would need t	oropos o add	sal should be informed ress the impact of the p	ry and 46m from the western by a Heritage Impact Assessment. proposal on the historic townscape naracter and appearance of the						
	Character	Acceptable - redevelopment/reuse of part could even potentially secure improvements.									
	Highways	The site has direct access onto Norfolk Street a narrow, local residential street. The North Street junction to Norfolk Street is narrow with height restrictions in places, passing between two buildings and may be unsuitable for HGVs. The site is within 560m of A16, a major north-south route and vehicles would pass residential areas. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.									
	Infrastructure										
	Access for employees		ite is v	within 560m of the A16	cycle and by foot. Bus stops are The site is within the Boston builto accessible by a range of						
	External environment	Low profile site: part occupied (good condition), the rest average condition. Residential properties could be affected by noise, odour and light - impact would depend upon use. The site is within the Boston built up area so employees would have good access to local amenities									
	A relatively flat, irregular shaped site with infrastructure to each unit. Boundary adequate. Limited space for turning & manoeuvring of HGVs on site, loading tak Norfolk Street. On-site parking is limited. Provision would need to be in the curti-										
Market signals An established employment allocation, which has been sub-divided; part is v Could form a critical mass of employment uses with Boston Trade Park to th vacant site has been actively marketed for some time, with no apparent into employment use indicating there may not be the demand for employment is											
	Development opportunities	Planning permission for reside for employment use.	ential (development indicates	that the site is no longer available						
Developable	Lindovala aski-										
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost, 1-2m						

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Site Reference	BO014			Settlement		Boston					
Site Name	Land to the north of Whi	tehorse Lane		Site Area (Ha)		0.48					
Current use	B2, B8			Available land (ha)	().48					
Proposed employm	B8			Net available land (ha	().43					
Availability	There are no known lega	l or ownership issues.									
Achievability	access upgrade). Redeve	oloyment use. Values are low, ope lopment would also involve site clops orospect that it would be develops	leara	nce, contamination and	d flo						
Suitability	Suitable										
	Planning status Allocation for industrial use in BBC LP.										
	Location	Within Boston settlement boun	ndar	/							
	Site Characteristics	The site is previously developed	d in (employment use and ha	as litt	le intrins	sic amenity value.				
	Environmental issues	No national or local environmen	ntal	designations nearby.							
	Heritage issues	Listed buildings adjoin the west Development of the site may ha impacts could be prevented by	ave	an adverse impact on hi			I				
	Character Acceptable - redevelopment/reuse could even potentially secure improvements.										
	Highways	Highways The site has direct access onto Whitehorse Lane, a narrow local road, with on-street parking which can make access difficult for larger vehicles. The site is within 125m of the A16, a major north-south route and vehicles would not pass residential areas or 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 ar within 70m of the site. The site area (settlement boundary). The employees.	is w	ithin 125m of the A16.	The	site is wi	thin the Boston built-up				
	External environment	Low profile site, in average condaffected by noise, odour and liguse. The site is within the Bosto employees would have good ac	ght a on b	Ithough the likely impacuilt up area, and is withi	ct w	ould dep	end upon the proposed				
	Internal environment										
	Market signals										
	Development opportunities	·									
Developable	Developable	Flood risk		FZ3a, Danger for all	, 0.5	m-1m					

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Current use Proposed employm Availability Achievability Suitability Flannin Locatio Site Charact Charact Infrastr	hievability for employment hitigation, surface water dra ped likely to start 2022-2036 Allocation Within The site intrinsion The site intrinsion The site intrinsion No nation The site intrinsion The site int	is use. Values are low, of ainage and contaminals. Sion for industrial use in the second settlement because is previously developic amenity value. Sional or local environmary of the site providirals in the site providirals in the site providirals in the site providirals.	opening tion). I n BBC oundar oed and mental ng a bu	LP. Y Id used to contain emplo I designations nearby. A uffer to the A16.	a low prospec	opment and has little				
Proposed employm Availability Achievability Suitability Plannin Locatio Site Charact Highwa	hievability for employment nitigation, surface water draped likely to start 2022-2030 e In Mithin aracteristics Within house hierarcteristics No nation boundaries issues No nation hierarcteristics No nation hi	is use. Values are low, of ainage and contaminals. Sion for industrial use in the second settlement because is previously developic amenity value. Sional or local environmary of the site providirals in the site providirals in the site providirals in the site providirals.	opening tion). I n BBC oundar ped and mental ng a bu	Net available land (ha ng-up costs are likely to b If it is allocated, there is LP. Y Indused to contain employ I designations nearby. A Uffer to the A16.	e high (includ a low prospec	opment and has little				
Availability Achievability Low act flood m develop Suitability Suitable Plannin Locatio Site Charact Charact Highwa	hievability for employment hitigation, surface water dra ped likely to start 2022-2036 Allocation Within The site intrinsion The site intrinsion The site intrinsion No nation The site intrinsion The site int	is use. Values are low, of ainage and contaminals. Sion for industrial use in the second settlement because is previously developic amenity value. Sional or local environmary of the site providirals in the site providirals in the site providirals in the site providirals.	opening in BBC oundar oed and mental ng a bu	ng-up costs are likely to be lif it is allocated, there is LP. Ty Indicated to contain employed used to contain employed the light specific to the A16.	e high (includ a low prospec yment develo	opment and has little				
Achievability Low act flood m develop Suitability Plannin Locatio Site Cha Environ Heritag Charact Highwa	hievability for employment hitigation, surface water draped likely to start 2022-2030 e In Mithin Aracteristics Within The site intrinsion mental issues No nation boundary is eissues No nation with the site intrinsion mental issues No nation with the site intrinsion with the site intrinsion mental issues No nation with the site intrinsion with th	is use. Values are low, of ainage and contaminals. Sion for industrial use in the second settlement because is previously developic amenity value. Sional or local environmary of the site providirals in the site providirals in the site providirals in the site providirals.	n BBC bundar ped an mental ng a bu	LP. Y Id used to contain emplo I designations nearby. A uffer to the A16.	a low prospec	opment and has little				
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Plannin Locatio Site Charact Environ Heritag Charact Highwa	Allocation Within The site intrinsic intrinsic boundary ge issues Allocation Within The site intrinsic	Boston settlement both is previously developing amenity value. Sional or local environing ary of the site providing ional or local heritage	oundar ped an mental ng a bu	nd used to contain emplo I designations nearby. A uffer to the A16.						
Locatio Site Charact Environ Heritag Charact Highwa	within The site intrinsion numental issues No nati bounda ge issues No nati	Boston settlement both is previously developing amenity value. Sional or local environing ary of the site providing ional or local heritage	oundar ped an mental ng a bu	nd used to contain emplo I designations nearby. A uffer to the A16.						
Environ Heritag Charact Highwa	The site intrinsic intrins	e is previously developic amenity value. ional or local environicary of the site providir ional or local heritage	ped and mental ng a bu	nd used to contain emplo I designations nearby. A Iffer to the A16.						
Environ Heritag Charact Highwa	nmental issues No nati bounda ge issues No nati	ic amenity value. ional or local environr ary of the site providir ional or local heritage	mental ng a bu	I designations nearby. A fulfer to the A16.						
Charact Highwa Infrastr	bounda bounda No nati	ary of the site providir	ng a bu	uffer to the A16.	tree belt form	ns the eastern				
Charact Highwa Infrastr			desigr	nations nearby.						
Highwa	Accepta	able - development o								
Infrastr		Acceptable - development of the cleared site could potentially secure improvements.								
	Highways The site appears to have an access point on to Nelson Way but access to the site would need to be provided onto King Street, a narrow local residential road. The A52, a major east-west route is 285m from the site and vehicles would pass resdiential areas.									
A		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	within up area	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 435m of the site. The site is within 285m of the A52. The site is within the Boston built-up area (settlement boundary). The site has the potential to accessible by a range of employees.								
Externa	Resider use. Ad	Residential properties could be affected by noise, odour and light - impact would depend upon use. Adverse impacts from the A16 & the railway line could adversely impact upon attractiveness. The site is within the Boston so good access to local amenities.								
Interna	anticipa treatmo									
Market	scale ar									
Develo opport	unities and hig	No known constraints that could render redevelopment of the site unviable, as infrastructure and highways provided to the boundary. Upfront investment would be required to open-up the available land; water and foul water improvements, flood mitigation and surface water drainage would be required. Contamination may also exist.								
Developable Develop				FZ3a, danger for all,	1-2m					

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Site Reference	BO017		Settlement	Boston							
Site Name	Land between London R	oad and Spalding Road	Site Area (Ha)	0.85							
Current use	Unused land		Available land (ha)	0.85							
Proposed employm	B1, B2, B8		Net available land (ha	a 0.76							
Availability	There are no known lega	ıl or ownership issues.									
Achievability	surface water drainage,	ployment use. Values are low, c site clearance & contamination) cated, there is a low prospect ti	. The size & shape of the sit	high (access, utlities, flood mitigation, e could limit the extent of							
Suitability	Unsuitable										
	Planning status	Planning status Allocation for industrial use in BBC LP.									
	Location	Within Boston settlement boundary The site is previously developed and has little intrinsic amenity value. No national or local environmental designations nearby. A mature tree belt forms the western boundary of the site, and other mature trees are found along the other boundaries of the site. The site is semi wild in places.									
	Site Characteristics										
	Environmental issues										
	Heritage issues	Grade II listed buildings exist either side of the site on London Road/High Street. Boston Conservation Area crosses the eastern part of the site. Development of the site may have an adverse impact on historic assets although any such impacts could be prevented by careful design and layout. This should be informed through a Heritage Impact Assessment; development presents a significant enhancement opportunity to the local heritage environment. Acceptable - redevelopment could even potentially secure improvements. There appears to be no access into the site, unless demolition of a property is involved. The site is within 324m of the A16, a major north-south route, leading to the A52 and vehciles would pass residential areas. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.									
	Character										
	Highways										
	Infrastructure										
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 90m of the site. The site is within 324m of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.									
	External environment	The site is in semi-wild condition. Residential properties could be affected by noise, odour and light - impact depends on use. Adverse impacts from the A16 could be mitigated by design. The site is within the Boston built up area so employees would have good access to local amenities.									
	Internal environment	A relatively flat, rectangular site with infrastructure to the boundary. It is anticipated that these will need upgraded/extended to accommodate uses on site. Mature trees help provide a buffer to the A16. Space for manoeuvring/servicing & parking would need to be provided, to reflect its use.									
	Market signals	An employment allocation adjoining an established employment allocation (Nelson Way) to the north, however this site does not share an access so is a separate site. The site is narrow and linear; its size and shape means that any employment development would be small scale, and the extent and type of use could be limited by the residential area to the south. Not									
	Development opportunities	Currently there appears to be no acess to the site which could render development unviable. However it this issue were resolved it is likely that water and foul water improvements, flood mitigation and surface water drainage would be required. Contaminated land may be an issue for future development.									
Developable	Undevelopable	Flood risk	FZ3a, danger for	all, 1-2m							

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Site Reference	BO018			Settlement		Boston					
Site Name	Land to the north of Lan	grick Road		Site Area (Ha)]	1.16					
Current use	Sui generis			Available land (ha)		1.16					
Proposed employm	B1, B2		Net available land (ha		1.04						
Availability	There are no known lega	l or ownership issues.									
Achievability		ployment use. Values are modera ed land may be an issue. If it is allo									
Suitability	Suitable	Suitable									
	Planning status	Planning status Existing employment site									
	Location	Within Boston settlement boundary									
	Site Characteristics										
	Environmental issues										
	Heritage issues	No national or local heritage de	esigr	nations nearby.							
	Character	Acceptable - redevelopment could even potentially secure improvements.									
	Highways	difficult for larger HGVs. The site is within 878m of the A52, a major east-west route, but passes along local roads through residential areas. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 500m of the site. The site is within 878m of the A52. The site is within the Boston built-up area (settlement boundary). The site has the potential to accessible by a range of employees. Low profile site to the rear of residential properties. Site is in poor condition. Residential properties adjoin the site which could be affected by noise, odour and light - the likely impact would depend upon the proposed use. The site is within the Boston built up area so employees would have good access to local amenities. A relatively flat, rectangular site with infrastructure to the units. These will need upgrading to accommodate additional uses. Mature trees homes. Space for manoeuvring/servicing & parking may need to be upgraded.									
	Infrastructure										
	Access for employees										
	External environment										
	Internal environment										
	Market signals										
	Development opportunities	No known constraints that could render redevelopment of the site unviable, as infrastructure provided to the site. Upfront investment required; water & foul water, flood mitigation & surface water drainage. Contaminated land may be an issue.									
Developable	Developable	Flood risk		FZ3a, danger for m	ost,	1-2m					

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Site Reference	BO019		Settlement	Boston						
Site Name	Land to the south of Mic	ldle Drove	Site Area (Ha)	3.12						
Current use	C3, glasshouses, agricult	ural land	Available land (ha)	3.12						
Proposed employm	B1, B2, B8		Net available land (ha	2.49						
Availability	There are no known lega	ıl or ownership issues.								
Achievability	mitigation and utilities) v	ployment use. Values are low, op which may adversely impact upon low prospect that it would be dev	the achievability of emplo	be high (including access, flood syment development in this location. If						
Suitability	Unsuitable									
	Planning status	Planning status Call in - Proposed for employment use								
	Location	483m from Boston settlement	boundary							
	The site has some amenity value being partly open, farmed Grade 2 land. The site contains glasshouses and a residential property.									
	Environmental issues	North Forty Foot Drain LWS is 230m from the southern boundary.								
	Heritage issues	No national or local heritage de	esignations nearby.							
	Character	Unacceptable - the site would create an incongruous form of development in the countryside.								
	Highways	Direct unmade access onto Middle Drove, a narrow rural lane. The access would need to be significantly upgraded to accommodate employment development. The site is 1.9km from the A52, a major east-west route, and vehicles would pass along minor rural roads initially, and then local roads, through residential areas.								
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o		, existing infrastructure, such as open						
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot or bus. The site is within 1.9km of the A52. The site is 483m from the Boston built-up area (settlement boundary). The site has limited access by a range of employees.								
	External environment	Low profile site, in a predomin- residential properties abut the employees would not have goo	site. The site is 478m from	n the Boston built up area so						
	e units. It is anticipated that these will additional uses on site. Mature trees to would need to be provided to									
	Market signals	A low profile, horticultural site nearby. Not actively marketed.	in a rural location. There i	s no critical mass of employment uses						
	Development opportunities		nprovements, flood mitiga	accommodate development (including ation and surface water drainage). The cation is considered to be low.						
Developable	Undevelopable	Flood risk	FZ3a, danger for r	nost, 1-2m						

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Site Reference	BO020			Settlement		Boston				
Site Name	Land to the south of Tatt	ershall Road		Site Area (Ha)		11.61				
Current use	Sui generis, open land			Available land (ha)		11.61				
Proposed employm	B1, B2, B8			Net available land (ha		9.28				
Availability	There are no known legal	or ownership issues.								
Achievability	mitigation and utilities) w	oloyment use. Values are low, ope thich may adversely impact upon ow prospect that it would be deve	the	achievability of employ						
Suitability	Unsuitable									
	Planning status	Call in - Proposed for employm	ent	use						
	Location	324m from Boston settlement	bou	indary						
	Site Characteristics	The site has some amenity valu	ie b	eing partly open land. P	art (of the site	contains a caravan site.			
	Environmental issues	Witham Way: Anton's Gowt to Boston LWS adjoins the western boundary								
	Heritage issues	A listed building is within 15m or may have an adverse impact or by careful design and layout pa Tattershall Road. This should brand scale of development inclusetting of the listed building.	n his rtic e in	storic assets although ar ularly as the site is sepa formed through a Herita	ny s rate age	uch impac ed from the Impact As	ts could be prevented e listed building by sessment; siting, mass			
	Character	Unacceptable - the site would create an incongruous form of development in the countryside.								
	Highways	Dedicated access via Witham Ave, which is likely to require significant upgrading to accommodate employment use. The site is 3.7km from the A52, a major east-west route and vehicles would pass residential areas using local roads.								
	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, but not by foot. Bus stops adjoins the access to the site. The site is within 3.7km of the A52. The site is 324m from the Boston built-up area (settlement boundary). The site has limited access by a range of employees.								
	External environment	Low profile site, in a predomina residential properties abut the employees would not have goo	site	. The site is 324m from	the	-				
	Internal environment	A relatively flat, triangular site upgrading to accommodate em block. Space for manoeuvring/s	plo	yment. Mature trees sc	reer	n some cai	ravans & the shower			
	Market signals	A low profile, caravan site in a uses nearby. Not actively mark			is n	o critical r	nass of employment			
	Development opportunities	Significant upfront investment access, water and foul water in market potential for employment	npro	ovements, flood mitigat	ion	and surfac	e water drainage). The			
Developable	Undevelopable	Flood risk		FZ3a, danger for m	ost,	no hazard	I			

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Site Reference	BO021			Settlement	Boston		
Site Name	Land to the south of Mai	n Ridge East		Site Area (Ha)	0.31		
Current use	B2, sui generis			Available land (ha)	0.31		
Proposed employm	B1, B2, B8			Net available land (ha	0.27		
Availability	There are no known lega	l or ownership issues.					
Achievability	mitigation, utilities and si	ployment use. Values are low, opite clearance) evidenced by the lo rospect that it would be developed	ng t	term vacant site. Contai	pe moderate (including flood mination may also be an issue. If it is		
Suitability	Suitable						
	Planning status	Existing employment site					
	Location	Within Boston settlement bour	ndar	γ			
	Site Characteristics	The site is previously develope employment site.	d ar	nd has little intrinsic ame	enity value and is a vacant (former)		
	Environmental issues	No national or local environme	nta	l designations nearby.			
	Heritage issues	No national or local heritage de	esig	nations nearby.			
	Character	Acceptable - redevelopment could even potentially secure improvements.					
	Highways	Direct access onto Main Ridge East, a local road providing access to the A16, a major north-south route, 148m from the site, but vehicles would pass through 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 are within 220m of the site. The site is within 148m of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.					
	External environment Small scale site fronting a busy local road. Site is in poor condition. Residential pradjoin the site which could be affected by noise, odour and light - the likely impadepend upon the proposed use. The site is within the Boston built up area so emhave good access to local amenities.						
A relatively flat, small scale rectangular site with infrastructure and services to lit is anticipated that these may need upgrading/extending to accommodate a site. Landscaping limited. Space for manoeuvring/servicing and parking on site. Market signals A disused car showroom, with a reasonable profile fronting a local road. No obsciness uses nearby; it is a predominantly residential area.							
Developable	Developable	Flood risk		FZ3a, danger for mo	ost, 0.50-1.0m		

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Site Reference	BO022			Settlement	Boston						
Site Name	Land to the west of Sout	h Square		Site Area (Ha)	0.27						
Current use	Car parking, unused land	j] [Available land (ha)	0.27						
Proposed employm	B1] [Net available land (ha	0.24						
Availability	The owners' future inter	ntions are unknown.									
Achievability	prove attractive to the n	 offices are seeking COU & occup narket. A prominent town centre so prospect that it would be developed 	site r	_							
Suitability	Suitable	Suitable									
	Planning status	Planning status Vacant land, retail/commercial allocation in BBC LP									
	Location	The site is previously developed and has little intrinsic amenity value and is a car park.									
	Site Characteristics										
	Environmental issues										
	Heritage issues	within Boston Conservation Area. Development of the site may have an adverse impact on historic assets although any such impacts could be prevented by quality design and careful layout. This should be informed through a Heritage Impact Assessment; siting, mass and scale of development could enhance the setting of listed buildings and the townscape of the Conservation Area.									
	Character										
	Highways	Direct access onto South Square, connecting to the A16, a major north-south route, 50m from the access. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure but will lead to the loss of a public car park. Oyees Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 20m of the site. The site adjoins the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.									
	Infrastructure										
	Access for employees										
	External environment	Within Boston town centre & at a busy junction with the A16. Site in good Residential properties could be affected by noise, odour and light - impactuse. The site is within the Boston town centre so employees would have local amenities.									
	A relatively flat, small scale rectangular site with infrastructure and services to be anticipated that these will need upgrading/extending to accommodate developm Landscaping limited. Space for manoeuvring/servicing and parking would need to for the specific use.										
	Market signals	A car park/vacant land within Boston town centre. Small-scale site adjoining the A16 so has a good profile in a prominent location. A critical mass of employment-generating uses nearby. Access should be broadly acceptable although infrastructure may need upgrading.									
	Development opportunities	No known constraints that could render redevelopment of the site unviable, as infrastructure and highways provided to the boundary. Improvements to access, water and foul water infrastructure, flood mitigation and surface water drainage would be required. The market potential for development of this site for employment use in this location is considered to be									
Developable	Undevelopable	Flood risk		FZ2, danger for mo	st, 0-0.25m						

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Site Reference	BO023			Settlement	Boston			
Site Name	Land to the north of Main	n Ridge East		Site Area (Ha)	0.25			
Current use	B1, B2, Car park			Available land (ha)	0.25			
Proposed employm	B1, B2			Net available land (ha	0.22			
Availability	There are no known legal	or ownership issues.						
Achievability	mitigation, utilities and si	oloyment use. Values are low, ope te clearance) evidenced by the lor cospect that it would be develope	ng t	erm vacant site. Contar	ne moderate (including flood mination may also be an issue. If it is			
Suitability	Suitable							
	Planning status	Part retail/commercial allocation	n ir	n BBC LP. Planning perm	ission (B/09/0074) for residential dev			
	Location	Within Boston settlement boun	dar	у				
	Site Characteristics	The site is previously developed	d an	d has little intrinsic ame	nity value and is a car park.			
	Environmental issues	No national or local environmental designations nearby.						
Heritage issues No national or local heritage designations nearby.								
	Character	Acceptable - redevelopment could even potentially secure improvements.						
	Highways	properties which may make acc A16, a major north-south route	ess , ar	for larger vehicles prob nd vehicles would pass th	out passes between two commercial lematic. The site is 100m from the nrough residential areas. The ercial and residential property and			
	Infrastructure				existing infrastructure, such as open			
	Access for employees	Services, facilities and homes ar within 400m of the site. The site up area (settlement boundary). employees.	e is	within 100m of the A16	. The site is within the Boston built-			
	External environment	Low profile, small site to the rear of properties. In average condition. Residential pro adjoin the site which could be affected by noise, odour and light - the likely impact w depend upon the proposed use. The site is within the Boston built up area so employ have good access to local amenities.						
	Internal environment	A relatively flat, small scale rectangular site with infrastructure and services to the units It is anticipated that these may need upgrading/extending to accommodate alternative site. Landscaping limited. Space for manoeuvring/servicing of smaller vehicles and park site.						
	Market signals A low profile site to the rear of commercial/residential properties. Access to the site m difficult for larger vehicles and HGVS. No critical mass of employment uses nearby.							
	Development opportunities		nits iter	s. Improvements to wate drainage may be requir	-			
Developable	Developable	Flood risk		FZ3, danger for mos	st, 0.50-1.0m			

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Site Reference	BO024		Settlement	Boston							
Site Name	Boston Delivery Office, S	South End	Site Area (Ha)	0.48							
Current use	Sui generis		Available land (ha)	0.48							
Proposed employm	B1		Net available land (h	a 0.43							
Availability	There are no known lega	al or ownership issues.									
Achievability				ening-up infrastructure costs are likely at it would be developed starting 2022-							
Suitability	Suitable	Suitable									
	Planning status	Planning status No pp or allocation									
	Location	Within Boston settlement boundary									
	Site Characteristics	The site is previously developed	d and has little intrinsic ar	menity value and is sui generis.							
	Environmental issues	No national or local environme	ntal designations nearby.								
	Heritage issues	Area. Any development propos Assessment would need to add	al should be informed by ress the impact of the pro	te is partly within Boston Conservation a Heritage Impact Assessment. The oposal on the historic townscape and in cter and appearance of the adjacent							
	Character	Acceptable									
	Highways	Dedicated access onto South End suitable for larger vehicles. The site is 165m from the A16, a major north-south route and vehicles would pass through residential areas. 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 site. The site is within 165m of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees. External environment Low profile, small site within a primarily residential area. Site is in good condition. Residential properties adjoin the site which could be affected by noise, odour and light -the likely impact would depend upon the proposed use. The site is within the Boston built up area so employees would have good access to local amenities.									
	Infrastructure										
	Access for employees										
	External environment										
	A relatively flat, small scale regular shaped site with infrastructure and services t is anticipated that these may need upgrading/extending to accommodate altern site. Landscaping evident along the boundaries. Space for manoeuvring/servicing and parking for staff and visitors on site.										
	Market signals	The site is currently used as a post office sorting office, has a low profile, in a predominantly residential area. No critical mass of employment uses nearby. Not actively marketed.									
	Development opportunities										
Developable	Developable	Flood risk	FZ3a, danger for	all, 0.50-1.0m							

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Site Reference	BO025			Settlement	В	oston						
Site Name	Boston United FC, York S	Street		Site Area (Ha)		1.46						
Current use	D2			Available land (ha)	1.	46						
Proposed employm	B1, B2			Net available land (ha	1.	31						
Availability	Multiple ownership, kno	wn problems or unwilling own	ner									
Achievability		ployment use. Values are likeleclerated. If it is allocated th										
Suitability	Unsuitable											
	Planning status No pp or allocation											
	Location	Ocation Within Boston settlement boundary										
	Site Characteristics	The site is previously develo	oped ar	d has little intrinsic ame	nity v	alue and	is in D2 use.					
	Environmental issues	No national or local environmental designations nearby.										
	Heritage issues	No national or local heritag	ge desig	nations nearby.								
	Character	Acceptable										
	Highways	Direct access onto York Street. The site is within 165m of the A16, a major north-south route and vehicles would pass residential areas.										
	Infrastructure	Although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of open space/green infrastructure - a floodlit football pitch and football stadium.										
	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 within 165m of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.										
	External environment	Low profile site on the edge properties adjoin the site w would depend upon the pro would have good access to	vhich co oposed	uld be affected by noise use. The site is within th	, odo	ur and lig	ght - the likely impact					
	Internal environment	A relatively flat, rectangular that these may need upgrad landscaping. Space for man coaches on site.	ding/ex	tending to accommodat	e alte	rnative ι	ises on site. Limited					
	Market signals	The site is currently used as Boston FC's stadium. A site of this size could have the capacity to accommodate a good mix of employment uses, but has a low profile to the rear of retail and residential properties.										
	Development opportunities	No known constraints that could render redevelopment of the site unviable, as infrastructure and highways provided to the units. Improvements to water and foul water infrastructure, flood mitigation and surface water drainage may 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 mo	oct O	FO 1 0m						

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Site Reference	BO026		Settlement	Boston							
Site Name	Land to the north of Mill	Road	Site Area (Ha)	3.65							
Current use	D1, D2, car park		Available land (ha)	3.65							
Proposed employm	B1		Net available land (ha	2.92							
Availability	The site has planning per	rmission for residential developme	ent so is not available for er	mployment use.							
Achievability	Planning permission for	residential use indicates that the si	ite is not considered to be a	an achievable employment use.							
Suitability	Unsuitable										
	Planning status	Housing commitment									
	Location	Within Boston settlement boun	dary								
	Site Characteristics	The majority of the site is previous infrastructure so has some ame		of the site provides green							
	Environmental issues	No national or local environme	ntal designations nearby.								
	Heritage issues	No national or local heritage de	signations nearby.								
	Character	Acceptable									
	Highways	Direct access onto Mill Road a local residential road, which may need improvement to accommodate alternative use. The site is 1.3km from the A16, a major north-south route, and vehicles would pass through residential areas.									
	Infrastructure	Although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of educational facilities, open space/green infrastructure and sports facilities.									
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 146m of the site. The site is within 1.3km of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.									
	External environment	properties adjoin the site which	could be affected by noise proposed use. The site is v	ite is in good condition. Residential e, odour and light although the likely vithin the Boston built up area, so							
	Internal environment	need upgrading/extending to a	ccommodate alternative us	s. It is anticipated that these may ses on site. Trees & landscaping rring/servicing of small scale vehicles							
	Market signals	The site is currently used by Boaccommodate a good mix of en residential area.	_	size could have the capacity to low profile within a predominantly							
	Development opportunities	The site has planning permissio only take place for that use.	n for residential use; it is co	onsidered that redevelopment would							
Developable	Undevelopable	Flood risk	FZ3a, danger for m	ost, 1.0-2.0m							

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Site Reference	BO027		S	ettlement	Boston							
Site Name	Land to the north-east o	f Freiston Road	S	ite Area (Ha)	0.2	5						
Current use	B8, car park and hardsta	nding	Α	vailable land (ha)	0.25							
Proposed employm	B1, B2, B8		N	et available land (ha	0.22							
Availability	There are no known lega	l or ownership issues.										
Achievability	-	ployment use. Values are likely g site clearance and flood mitig 22-2036.										
Suitability	Suitable											
	Planning status	No pp or allocation										
	Location	Within Boston settlement boundary										
	Site Characteristics	The site is previously develop	ped and	has little intrinsic ame	nity value.							
	Environmental issues	Environmental issues No national or local environmental designations nearby.										
	Heritage issues	Heritage issues A listed building is within 40m of the eastern boundary although separated from the site by dwellings, open space and a road. There are unlikely to be any adverse impacts.										
	Acceptable - redevelopment could even potentially secure improvements.											
	Highways Dedicated narrow access onto Freiston Road which passes between residential properties, so may prove problematic for larger vehicles. It is likely that access onto Freiston Road would need upgrading to accomodate an alternative or more intensive use. The site is 351m from the A16, a major north-south route and vehicles would pass through 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. Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 158m of the site. The site is within 351m of the A16. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.										
	Access for employees											
	External environment	Low profile, small site to the Residential properties could use. The site is within the Bo amenities.	be affec	ted by noise, odour an	nd light - im	pact would depend upon						
	Internal environment	A relatively flat, irregular sha may need upgrading/extend evident. Space for manoeuv	ling to ac	commodate alternativ	e uses on s	ite. Limited landscaping						
	Market signals	Market signals The site is currently used as a car park and as B8 premises. Low profile, small scale site to the rear of residential properties. Access to the site may prove difficult for larger vehicles and HGVS. No critical mass of employment uses nearby.										
	Development opportunities	No known constraints that could render redevelopment of the site unviable, as infrastructure and highways provided to the unit. Improvements to water and foul water infrastructure, flood mitigation and surface water drainage may be required. The market potential for development of this site for employment use in this location is considered to be low.										
Developable	Developable	Flood risk		FZ3a, danger for mo	ost, 1.0-2.0r	n						

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Site Reference	BO029			Settlement	Bosto	on					
Site Name	Land to the south of St Ti	homas Drive		Site Area (Ha)		0.69					
Current use	Unused	iomas Brive]	Available land (ha)	0.69						
Proposed employm]	Net available land (ha	0.62						
	B1, B2	and a transfer and the satisfactors of the con-	J	•							
Availability		mission for residential use; it is c		•							
Achievability	The site has planning per use.	mission for residential use; it is c	onsi	dered that redevelopme	nt would	only take place for that					
Suitability	Unsuitable										
	Planning status	PP for res dev									
	Location	Within Boston settlement bou	nda	ry							
	Site Characteristics	The site is unused and has little									
	Environmental issues	No national or local environmental designations nearby.									
	Heritage issues	No national or local heritage d	esig	nations nearby.							
	Character	Acceptable - development could even potentially secure improvements.									
	Highways	Access would be via White Bridges and St Thomas Drive, local residential roads. The site is 520m from the A16, a major north-south route.									
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or o			existing ir	ofrastructure, such as open					
	Access for employees	within 290m of the site. The si	e is	within 520m of the A16	le by cycle and by foot. Bus stops are e A16. The site is within the Boston built- ntial to be accessible by a range of						
	External environment	Low profile, small site to the reproperties adjoin the site whice would depend upon the proposition have good access to local ame	h cc sed	ould be affected by noise use. The site is within th	, odour a	nd light - the likely impact					
	Internal environment	A relatively flat, square shaped these may need upgrading to a eastern boundary. Space woul	ссо	mmodate development	on site. T	ree belts evident on					
	Market signals	The site is currently unused. Lo Access to the site may prove d required.									
	Development opportunities	The site has planning permission for residential use; it is considered that redevelopment wou only take place for that use.									
Developable	Undevelopable	Flood risk		FZ3a, danger for all,	1.0-2.0n	1					

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Site Reference	BO030		Settlement	Boston					
Site Name	Former Norton Lea Hosp	ital, London Road	Site Area (Ha)	2.07					
Current use	C2		Available land (ha)	2.07					
Proposed employm	B1, B2, B8		Net available land (ha	1.65					
Availability	The site has planning per	mission for residential use; it is co	onsidered that redevelopme	ent would only take place for that use.					
Achievability	The site has planning per use.	mission for residential use; it is co	onsidered that redevelopme	ent would only take place for that					
Suitability	Unsuitable								
	Planning status	PP for res dev							
	Location	Within Boston settlement bour	ndary						
	Site Characteristics	The site is previously developed	d and has little intrinsic ame	nity value.					
	Environmental issues	No national or local environme	ntal designations nearby.						
	Heritage issues	A listed building is within 15m of the north-western boundary. Any potential impacts will addressed through the development process for the consented residential development							
	Character	Acceptable							
	Highways	Dedicated access onto London Road, a local road. The site is 40m from the A16, a maj south route. Existing access may need improving to accommodate alternative use.							
	Infrastructure	Although it will not place undue would lead to the loss of a hosp		ructure, the site's development					
	Access for employees	the site. The site is within 40m	of the A16. The site is within	cycle and by foot. Bus stops adjoin n the Boston built-up area cessible by a range of employees.					
	External environment		n could be affected by noise proposed use. The site is w	in good condition. Residential , odour and light although the likely /ithin the Boston built up area, so					
	Internal environment	A relatively flat, rectangular site need upgrading to accommoda	e with infrastructure to unit	s. It is anticipated that these may depth tree belt & trees evident on provided for manoeuvring/servicing					
	Market signals	The site contains a former hospital. Low profile site in a predominantly residential area. No critical mass of employment uses nearby.							
	Development opportunities	The site has planning permissio only take place for that use.	on for residential use; it is co	onsidered that redevelopment would					
Developable	Undevelopable	Flood risk	FZ3a, danger for all	, 1.0-2.0m					

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Site Reference	BO031			Settlement		Boston						
Site Name	Land to the west of Liste	r Way		Site Area (Ha)		0.28						
Current use	Unused			Available land (ha)	(0.28						
Proposed employm	B1, B2, B8			Net available land (ha	(0.25						
Availability	Although the site has bee	en identified as one with potential	fo	r redevelopment, its owr	ners	have not	sought to bring it forwa					
Achievability		or employment use. Values are lik (including access, utilities). If it is										
Suitability	Suitable											
	Planning status	Allocation for retail/commercia	l u	se								
	Location	Location Within Boston settlement boundary										
	Site Characteristics	The site is unused and has little	an	nenity value.								
	Environmental issues	Environmental issues No national or local environmental designations nearby.										
	Heritage issues	No national or local heritage de	esig	nations nearby.								
	Acceptable - development could even potentially secure improvements											
	Access would need to be provided onto Lister Way, a good quality local road capable of accomodating commercial traffic. The site is 350m from the A52, a major east-west route, with no need for traffic to pass residential areas.											
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or c			exist	ing infrast	ructure, such as open					
	Access for employees	Services, facilities and homes all within 210m of the site. The rail the A52. The site is within the B potential to be accessible by a new service.	lwa Bos	ay station is 530m from t ton built-up area (settlen	the s	ite. The si	te is within 350m of					
	External environment	Low profile site in a mixed use a the site which could be affected upon the proposed use. The sit would have good access to loca	are d b	a. Site is in average cond y noise, odour and light - within the Boston built	- the	likely imp	act would depend					
	Internal environment	A flat, square shaped site with i these may need upgrading/exte evident. Space would need to b	nfr	astructure and services t ling to accommodate dev	velo	pment on	site. No landscaping					
	Market signals	The site is vacant. Low profile site in a mixed use area. No critical mass of employment uses nearby.										
	Development opportunities											
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost. (0.50-1 <i>.</i> 0m						
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Site Reference	BO032			Settlement		Boston						
Site Name	Land to the south of Fyd	ell Street		Site Area (Ha)		0.25						
Current use	Unused			Available land (ha)		0.25						
Proposed employm	B1, B2			Net available land (ha		0.22						
Availability	Although the site has bee	en identified as one with potential	fo	r redevelopment, its owi	ners	have not	sought to bring it forwa					
Achievability		ployment use. Values are likely to g access, utilities). If it is allocated										
Suitability	Suitable											
	Planning status	Allocation for retail/commercia	ıl u	se								
	Location	Within Boston settlement boun	ıda	ry								
	Site Characteristics	The site is unused and has little amenity value.										
	Environmental issues No national or local environmental designations nearby.											
	Heritage issues	Boston Conservation Area is within 70m of the northern boundary. Development of the site may have an adverse impact on historic assets - any impacts could be prevented by careful design and layout informed by a Heritage Impact Assessment. This would need to address the impact of the proposal on the historic townscape - how it would preserve and enhance the character and appearance of the adjacent conservation area.										
	Character	Acceptable - development could even potentially secure improvements										
	Highways	Access would need to be provided onto Lister Way, a good quality local road capable of accomodating commercial traffic. The site is 400m from the A52, a major east-west route, with no need to pass residential areas.										
	Infrastructure	ructure 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 within 140m of the site. The site the A52. The site is within the B potential to be accessible by a r	e is Bos	570m from the railway ton built-up area (settler	stat	ion. The s	ite is within 400m of					
	External environment	Low profile site in a mixed use a the site which could be affected upon the proposed use. The site good access to local amenities.	d b	y noise, odour and light -	-the	likely imp	act would depend					
	Internal environment	A flat, triangular shaped site withat these may need upgrading landscaping evident. Space would on site.	/ex	ctending to accommodat	te de	evelopmer	nt on site. No					
	Market signals	The site is vacant. Low profile site in a mixed use area. No critical mass of employment uses nearby.										
	Development opportunities	No known constraints that could render redevelopment of the site unviable, as infrastructure and highways provided to the boundary. Improvements to water and foul water infrastructure, flood mitigation and surface water drainage may 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 mo	nst	<u>ე 50-1 ე</u> ლ	1					
				, samger 10. III	,							

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Site Reference	BO033			Settlement	Boston							
Site Name	Land to the west of Tatte	ershall Road		Site Area (Ha)	7.22							
Current use	D2, car parking, allotmer	nts and woodland		Available land (ha)	7.22							
Proposed employm	B1, B2, B8			Net available land (ha	5.77							
Availability	There are no known lega	l or ownership issues.										
Achievability		ployment use. Values are likely ess, site clearance, utilities). If										
Suitability	Unsuitable											
	Planning status											
	Location	Adjacent to Boston settleme	ent bo	undary								
	Site Characteristics	The site has high amenity va development would greatly it forms part.			nes and allotments and its ue of the larger open space o	of which						
	Environmental issues	Witham Way LWS forms the southern/south eastern part of the site. The site is identified as open space in the LP.										
	Heritage issues	No national or local heritage	e desi	gnations nearby.								
	Character	Unacceptable - the site forms part of a wider public open space, its development would significantly extend development into the countryside significantly harming the area's character and appearance.										
	Highways	Shared access with the Country Park and allotments onto Tattershall Road, a local road. Site access would need improving to accommodate an alternative use. The site is 1.8km from the A52, a major east-west route, and vehicles would need to pass residential areas.										
	Infrastructure	It will not place undue burdens on existing infrastructure, the site's development would lead to the loss of open space/green infrastructure - football pitches & stadium, allotments & a LWS - exacerbating existing shortfalls of open space.										
	Access for employees		the s with	ite boundary. Bus stops and the Boston built-up are	ndjoin the site. The site is wite a (settlement boundary). Th	thin						
	External environment	are in close proximity to the	site s upon	o could be affected by no the proposed use. The si	nd condition. Residential propies, odour and light althoug te is within the Boston built	h the						
	Internal environment		devel servic	opment. Tree belts arou	facilities. These would need nd the sports facilities. Space would need upgrading to							
	Market signals	A low profile site accommodating sports facilities and open space, to the rear of residential properties. No critical mass of employment uses nearby although the site has the potential to accommodate a good mix of units.										
	Development opportunities	Significant upfront investment is likely to be required to accommodate development (including access, water and foul water improvements, flood mitigation and surface water drainage). The market potential for employment development in this location is considered to be low.										
Developable	Undevelopable	Flood risk		FZ3a, danger for all	, 0-0.25m							

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Site Reference	BO034		Settlement	Boston								
Site Name	Land to the west of Horr	ncastle Road	Site Area (Ha)	1.14								
Current use	Sui generis, agriculture,	unused land	Available land (ha)	1.14								
Proposed employm	B1, B2, B8		Net available land (h	1.02								
Availability	The site appears to be in	at least three separate own	erships, & the owners of the m	ajority of the site have not been identifi								
Achievability				infrastructure costs are likely to be prospect that it would be redeveloped.								
Suitability	Suitable											
	Planning status	No pp or allocation										
	Location	Location Within Boston settlement boundary										
	Site Characteristics	The site is partly previousl amenity value.	y developed and partly open a	gricultural/scrubland so has some								
	Environmental issues	Maud Foster Drain LWS is	within 15m of the eastern boo	undary.								
	Heritage issues	adverse impact on historic design and careful layout.	e. Development of the site may have an acts could be prevented by quality ugh a Heritage Impact Assessment; e setting of the listed building.									
	Character	Acceptable - development could even potentially secure improvements										
	Highways	Access would ned to be provided onto Horncastle Road, a local road. The site is 912m from the A16, a major north-south 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 site. The site is within 912m of the A52. The site is within the Boston built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.										
	External environment	properties are in close pro	eximity to the site so could be and upon the proposed use. The	in average condition. Residential affected by noise, odour and light - the site is within the Boston built up area								
	Internal environment	would need upgrading/ext	tending to accommodate deve vould need to be provided for	ne boundary. It is anticipated that these clopment on site. Trees evident along manoeuvring/servicing and parking on								
	Market signals	-	Low profile site in a mixed use vest. Not actively marketed.	e area. Would form a critical mass with								
	Development opportunities	and highways provided to flood mitigation and surfa	the boundary. Improvements	of the site unviable, as infrastructure to water and foul water infrastructure, uired. The market potential for ition is considered to be low.								
Developable	Undevelopable	Flood risk	FZ3a, danger for									

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Site Reference		BO035			Settlement	Boston				
Site Name		Land to the north of Four	ntain Lane		Site Area (Ha)	0.29				
Current use		Unused car park			Available land (ha)	0.29				
Proposed employm	ĺ	B1, B2			Net available land (ha	0.26				
Availability]	There are no known lega	l or ownership issues. Multiple ow	ne	rs, but they are acting to	gether.				
Achievability]	Low achievability for emp	ployment use. Values are likely to	be	low, and opening-up inf	rastructure costs are likely	to be high			
	J	(including access, flood m	nitigation, utilities). If it is allocate	d th	nere is a low prospect th	at it would be redeveloped	l.			
Suitability		Unsuitable								
		Planning status	No pp or allocation							
		Location	Within Boston settlement boun	daı	Ту					
		Site Characteristics	The site is previously developed	d ar	d has little intrinsic ame	nity value.				
		Environmental issues	No national or local environme	nta	designations nearby.					
		Heritage issues	Listed buildings adjoin the west							
			Boston Conservation Area. Development of the site may have an adverse impac assets.							
		Character	Acceptable - development cou	ld e	ven potentially secure in	nprovements				
		Highways	Dedicated access via Fountain Place, a narrow local road, onto Fountain Lane, also a narrow local road, which may be unsuitable for larger vehicles. The site is 455m from the A16, a major north-south route and vehicles would pass through the town centre.							
		Infrastructure	It will not lead to the loss of, no space, green infrastructure or c			existing infrastructure, such	n as open			
		Access for employees	Services, facilities and homes at within 317m from the site. The built-up area (settlement bound employees.	site	e is within 455m of the A	52. The site is within the B	oston			
		External environment	A small scale, low profile site to properties are in close proximit likely impact would depend upowould have good access to locate	y to on t	the site so could be aff he proposed use. The si	ected by noise, odour and	light - the			
		Internal environment	A small, flat, square shaped site anticipated that these would no No landscaping evident. Space parking on site to accommodat	wi eed wo	th infrastructure and ser upgrading/extending to Ild need to be provided	accommodate developme	nt on site.			
		Market signals	The site is mostly unused. A sm critical mass of employment us			mixed use town centre loo	cation. No			
		Development opportunities	No known constraints that coul and highways provided to the be mitigation and surface water dropotential for development of the low.	ou ain	ndary. Access, water and age would be required f	foul water improvements or new development. The I	, flood market			
Developable		Undevelopable	Flood risk		FZ3a, danger for all	0.50-1.0m				

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Site Reference	BO039			Settlement	Boston					
Site Name	Land to the south of Slipp	pery Gowt Lane		Site Area (Ha)	1.3	7				
Current use	Agriculutral land			Available land (ha)	1.37					
Proposed employm	B1, B2, B8			Net available land (ha	1.09					
Availability	There are no known legal	or ownership problems.			1					
Achievability		oloyment use. Values are likely t ss, utilities and flood mitigation								
Suitability	Unsuitable									
	Planning status	Call in - Proposed for employr	nent	use						
	Location	Adjoining Boston settlement b	oun	dary						
	Site Characteristics	The site has some intrinsic am	enit	y value, being open, farn	ned grade 1	land.				
	Environmental issues	No national or local environm	enta	I designations nearby.						
	Heritage issues	No national or local heritage designations nearby.								
	Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the northern side of Slippery Gowt Lane and development would create an intrusion into an area with countryside character)								
	Highways	Access would need to be provided onto Slippery Gowt Lane, a local road - a weight res exists on the road west of the junction with Marsh Lane, which is relatively narrow, the the east of the junction does not have restrictions but is already in use by commercial The site is 1.9km from the A16, a major north-south route.								
	Infrastructure	It will not lead to the loss of, n space, green infrastructure or			existing infr	astructure, such as open				
	Access for employees	Services, facilities and homes are potentially accessible by cycle (an off road cyclepath extends along Marsh Lane), but not by foot (the footpath does not extend to the site) or by public transport (bus stops are 2.1km from the site). The site is within 1.9km of the A16. The site is adjacent to the Boston built-up area (settlement boundary). The site has more limited access								
	External environment	The site would have a promin condition. Residential propert depend upon use. The site is c limited access to local amenit	es c	ould be affected by noise	e, odour an	d light - impact would				
	Internal environment	A flat, rectangular shaped site that these would need upgrac along the frontage. Space wou site to accommodate a specifi	ing t ıld n	o accommodate develop eed to be provided for n	oment on s	te. A high hedge exists				
	Market signals	The site is in agricultural use. nearby. Not activley marketed		d form a critical mass of	developme	nt with employment uses				
	Development opportunities	No known constraints that coprovided to the boundary. Acc drainage would be required for this site for employment use in	ess, r ne s cor	water & foul water, floo w development. The ma ssidered to be low (take-	d mitigatio rket potent	n & surface water ial for development of				
Developable	Undevelopable	Flood risk		FZ3a, danger for all,	, 1-2m					

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Current use Proposed employm Availability Achievability	C3a, agricultural buildings			Site Area (Ha)						
Proposed employm Availability				Site Alea (Ha)		5.07				
Availability	D4 D2 D2	s, agricultural land		Available land (ha)	5.0	07				
-	B1, B2, B8			Net available land (ha	4.0)5				
Achievability	There are no known legal	or ownership problems.								
		oloyment use. Values are likely to ize of the site (including access, u redeveloped.								
Suitability	Unsuitable									
	Planning status	No pp or allocation								
	Location	Adjacent to Boston settlement	bou	ındary						
	Site Characteristics	The site has some intrinsic amenity value, being mostly open, farmed grade 1 land, but is p previously developed land.								
	Environmental issues	Boston Cemetery LWS lies with	in 2	Om of the southern bou	ndary	of the s	ite			
	Heritage issues	The site adjoins Boston Cemetery Registered Park and Garden to the south – an ea Victorian public cemetery. The cemetery includes three Grade II Listed buildings. Al town has grown up around the cemetery to the south it remains open to the north that some of its character remains. Development of the site would significantly impute setting of the cemetery – further assessment would need to be undertaken to understand the impact.								
	Character	Unacceptable - the site would h location the town's built up are development would create an i	a is	largely confined to the	southe	ern side	of Red Cap Lane and			
	Highways	may be unsuitable for larger ve	Access onto Red Cap Lane would need to be provided. Red Cap Lane is a narrow local road and may be unsuitable for larger vehicles. The site is 1.3km from the A16, a major north-south route involving passing residential areas.							
	Infrastructure	It will not lead to the loss of, no space, green infrastructure or co			existing	g infrast	tructure, such as open			
	Access for employees	Services, facilities and homes are potentially accessible by cycle, but not by foot, as there is no footpath to the boundary. Bus stops are 485m from the site. The site is within 1.3km of the A16. The site is adjacent to the Boston built-up area (settlement boundary). The site has more limited access by a range of employees.								
	External environment	Low profile site in a predominal properties could be affected by site adjoins the Boston built up	no	ise, odour and light - im	oact w	ould de	pend upon use. The			
	A relatively flat, triangular shaped site with infrastructure to the boundary. These working significantly upgrading to accommodate development. Mature tree belts/hedges alor boundaries. Space would need to be provided for manoeuvring/servicing & parking.									
	Market signals	The site is mostly in agricultural critical mass of employment use mix of uses.								
	Development opportunities	No known constraints that coul highways provided to the bound mitigation and surface water dr potential for development of the low.	dar ain	y. Access, water and fou age would be required f	l wate or new	r impro v develo	vements, flood opment. The market			
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost 0.5	-1.0m				

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Site Reference	BO043			Settlement	I	Boston					
Site Name	Land to the north of Red	Cap Lane		Site Area (Ha)		13.49					
Current use	C3a, agriculture, agriculture	ural buildings		Available land (ha)		13.49					
Proposed employm	B1, B2, B8			Net available land (ha	-	10.79					
Availability	There are no known lega	l or ownership problems.									
Achievability	Low achievability for employment use. Values are likely to be relatively low, and opening-up infrastructure costs to be high reflecting the size of the site (including access, utilities and flood mitigation). If it is allocated there is a prospect that it would be redeveloped.										
Suitability	Unsuitable										
	Planning status	No pp or allocation									
	Location	Adjacent to Boston settlement	boı	undary							
	Site Characteristics	The site has some intrinsic amoreviously developed land.	enity	y value, being mostly op	en, f	armed gr	ade 1 land, but is partly				
	Environmental issues	Boston Cemetery LWS lies with	iin 2	25m of the southern bou	ındaı	ry of the s	ite				
	Heritage issues	The site adjoins Boston Cemetery Registered Park and Garden to the south – an early high Victorian public cemetery. The cemetery includes three Grade II Listed buildings. Although the town has grown up around the cemetery to the south it remains open to the north meaning that some of its character remains. Development of the site would significantly impact upon the setting of the cemetery – further assessment would need to be undertaken to research and understand the impact.									
	Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to the southern side of Red Cap Lane and development would create an intrusion into an area with countryside character).									
	Highways	Dedicated narrow access onto Red Cap Lane, a narrow local road, which may be unsuitable for larger vehicles. It is likely that new access would be required to serve the site for an alternative use. The site is 1.7km from the A16, a major north-south route requiring vehicles to 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 a within 280m of the site. The sit built-up area (settlement bound employees.	e is	within 1.7km of the A16	5. Th	e site is a	djacent to the Boston				
	External environment	Low profile site in a predominantly countryside location. Site in good condition. Residential properties could be affected by noise, odour and light - impact would depend upon use. The site adjoins the Boston built up area so would have limited access to local amenities.									
	Internal environment	A large relatively flat, triangular shaped site with infrastructure to the boundary. These would need significantly upgrading to accommodate development. Mature trees/hedges on some boundaries. Space would need to be provided for manoeuvring/servicing & parking on site to accommodate a specific use(s).									
	Market signals	The site is mostly in agricultural use. Low profile site in an edge of settlement location. No critical mass of employment uses nearby but the site has the ability to accommodate a good mix of uses.									
	Development opportunities No known constraints that could render development of the site unviable, as infra highways provided to the boundary. Access, water and foul water improvements, mitigation and surface water drainage would be required for new development. To potential for development of this site for employment use in this location is considered.										
Developable	Undevelopable	Flood risk		FZ3a, danger for mo	ost 0	.5-1.0m					

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Site Reference		BO045			Settlement		Boston				
Site Name		Baptist Farm, Heron Way			Site Area (Ha)		2.92				
Current use		C3a, farm outbuildings, a	agricultural land		Available land (ha)		2.92				
Proposed employm		B1, B2, B8			Net available land (ha		2.33				
Availability		There are no known legal	or ownership problems.			L					
Achievability		High achievability for employment use, evidence by recently implemented planning permission. Values are likely to be moderate, and opening-up infrastructure costs are likely to be low (including utilities and flood mitigation). If it is allocated there is a high prospect that it would be developed starting 2017-2021. Suitable									
Suitability											
		Planning status	Allocation for industrial use in	he	BBC LP. pp for 9 industri	al u	nits on pa	rt of the site			
		Location	Within Boston settlement bou	ndar	γ						
		Site Characteristics	The site has some intrinsic ame previously developed land.	nity	/ value, being mostly op	en, i	farmed gr	ade 1 land, but is partly			
		Environmental issues	No national or local environme	nta	designations nearby.						
		Heritage issues	No national or local heritage do	esig	nations nearby.						
		Character	1	table - the site is bounded to the north and east and part west by development so woul haracter with the adjoining built form.							
		Highways	Access would need to be provided onto Marsh Lane, a good quality local road, used by traffic from the adjoining BO006 & is able to accommodate commercial traffic from this site. Slipper Gowt Lane is narrow & has a weight restriction which may restrict access by HGVs. The site is 1.2km from the A16, a major north-south route & 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 a site) and by foot but not by pul 37m from the Boston built-up a range of employees.	olic	transport. The site is wit	hin	1.2km of	the A16. The site is			
		External environment	Low profile site but on the edge of BO006. Site in good condition, and part appears to be under construction. Residential properties could be affected by noise, odour and light - impact would depend upon use. The site is within the Boston built up area so would have access to local amenities.								
		Internal environment	A relatively flat, triangular shaped site with infrastructure to the boundary. It is anticipated that these would need upgrading to accommodate development on site. Limited landscaping evident. Space would need to be provided for manoeuvring/servicing & parking on site to accommodate a specific use(s).								
		Market signals	The site is mostly in agricultural use. Low profile site on the edge of a strategic employment site. Good critical mass of employment uses nearby, and the site has the ability to accommodate a good mix of uses. Actively marketed for employment.								
		No known constraints that could render development of the site unviable, as infra highways provided to the boundary. Water & foul water, flood mitigation & surfa drainage would be required. Electricity pylons/overhead lines cross the site - care could mitigate. The market potential for development of this site for employment									
Developable		Developable	Flood risk		FZ3a. danger for all	. >2	m				
Developable		Developable	evidenced by the delivery of DI		FZ3a, danger for all			iploymei			

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Site Reference	BO046		Settlement	Boston							
Site Name	Land to the east of Wybe	erton Low Road	Site Area (Ha)	3.27							
Current use	Agricultural land		Available land (ha)	3.27							
Proposed employm	B1, B2, B8		Net available land (ha	2.61							
Availability	Multiple owners, but the	y are acting together									
Achievability		size of this site (including acce		ing-up infrastructure costs are likely a). If it is allocated there is a low							
Suitability	Unsuitable										
	Planning status	No pp or allocation									
	Location	Adjacent to Boston settlem	nent boundary								
	Site Characteristics	The site has some intrinsic	amenity value, being open, farn	ned grade 1 land.							
	Environmental issues	Cuckoo Land LWS is 190m	from the northern boundary.								
	Heritage issues	No national or local heritag	ge designations nearby.								
	Character	Unacceptable - the site would have harmful effects upon the character of the area (in this location the town's built up area is largely confined to linear residential development and agricultural uses) and development of this scale and type would create an intrusion into an area with rural character.									
	Highways	Access would need to be provided onto Wyberton Low Road, a local road and/or Slippery Gowt lane, a local road, with a weight restriction, which may not be suitable for commercial traffic. The site is 849m from the A16, a major north-south route, but 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. Services, facilities and homes are potentially accessible by cycle, but not by foot or public transport (bus stops are 1.3km from the site). The site is within 849m of the A16. The site is adjacent to the Boston built-up area (settlement boundary). The site has more limited access by a range of employees. External environment Low profile site. Site is in good condition. Residential properties are in close proximity to the site so could be affected by noise, odour and light although the likely impact would depend upon the proposed use. The site is adjacent to the Boston built up area so would have more limited access to local amenities. Internal environment A large relatively flat, square shaped site with infrastructure to the boundary. It is anticipated that these would need significantly upgrading to accommodate development on site. Limited landscaping evident. Space would need to be provided for manoeuvring/servicing & parking on site to accommodate a specific use(s). Market signals The site is in agricultural use. Low profile site detached from a strategic employment site. The site has the ability to accommodate a good mix of uses.									
	Infrastructure										
	Access for employees										
	External environment										
	Internal environment										
	Market signals										
	Development opportunities	No known constraints that could render development unviable- infrastructure provided to the boundary. Significant access, water & foul water, flood mitigation & surface water drainage would be required. Electricity pylons/ overhead lines cross the site which may restrict development: design could mitigate. The market potential for development of for employment is considered to be low, evidenced by the lack of interest since 1999 for an allocation.									
Developable	Undevelopable	Flood risk	FZ3a, danger for all								

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Site Reference	BO047			Settlement	Boston					
Site Name	North of the Waste Recyc	cling Centre		Site Area (Ha)	2.2	29				
Current use	Agricultural land			Available land (ha)	2.29					
Proposed employm	B1, B2, B8			Net available land (ha	1.83					
Availability	There are no known legal	l or ownership problems.								
Achievability		or employment use. Values are ies,flood mitigation). If it is allo								
Suitability	Suitable									
	Planning status	Allocation for industrial use	n the	BBC LP.						
	Location	Adjacent to Boston settleme	nt boı	undary						
	Site Characteristics	The site has some intrinsic a	menit	y value, being open, farr	ned grade 1	land.				
	Environmental issues	Slippery Gowt Seabank LWS	is 278	m from the eastern bou	ndary.					
	Heritage issues	No national or local heritage	desig	nations nearby.						
	Character	Acceptable - the site is bounded to the south and west by development so would be in character with the adjoining built form.								
	Highways	Access would need to be provied onto the Havenside Business Park,via a local road. The site is 2km from the A16, a major north-south route and vehicles would pass residential areas. It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.								
	Infrastructure									
	Access for employees	Services, facilities and home footpaths would need to be of the site). The site is withir (settlement boundary). The	provid 2km	led), and not by public t of the A16. The site is w	ransport (bo ithin the Bo	us stops are within 2.5km ston built-up area				
	External environment	Low profile site away from a Site is in good condition. No area so would have access to	reside	ntial properties nearby.						
	Internal environment A large relatively flat, rectangular shaped site. Infrastructure to the boundary - these we need upgrading to accommodate development. Limited landscaping evident. Space worneed to be provided for manoeuvring/servicing & parking on site.									
	Market signals	The site is in agricultural use. Low profile site on the edge of a strategic employment alloation. The site would benefit from proximity to a good critical mass of employment uses nearby, and the site has the ability to accommodate a good mix of uses.								
	Development opportunities									
	Developable	Flood risk								

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Site Reference	BO054			Settlement	Bosto	n				
Site Name	Land to the north west o	Land to the north west of Westbridge Road			1	54				
Current use	Vacant land			Available land (ha)	1.54					
Proposed employm	B1, B2, B8			Net available land (ha	1.23					
Availability	There are no known lega	l or ownership problems.								
Achievability		ployment use. Values are likely ood mitigation). If it is allocated								
Suitability	Suitable									
	Planning status Allocation for industrial use in the BBC LP. PA for supermarket									
	Location	Within Boston settlement bo	unda	ry						
	Site Characteristics	The site has little intrinsic an	nenity	value, being disused la	nd.					
	Environmental issues	South Forty Foot Drain is 42r	n fro	m the northern boundar	y of the sit	e.				
	Heritage issues	No national or local heritage	desi	gnations nearby.						
	Character	Character Acceptable - development could even potentially secure improvements								
	Access appears to be in place to the Westbridge Road roundabout, although this may need upgrading to accommodate a specific use. The site is within 158m of the A52, a major eastwest route, so no 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	Services, facilities and homes 200m from the site. The site area (settlement boundary). employees.	is wi	hin 158m of the A52. The	ne site is wi	thin the Boston built-up				
	External environment	Good profile within an established retail park. Site is in poor condition. No residential properties nearby. The site is within the Boston built up area and opposite a superstore and petrol station so would have good access to local amenities.								
	A relatively flat, square shaped site with infrastructure and services to the boundary. It is anticipated that these would need upgrading/extending to accommodate development on site. Limited landscaping evident. Space would need to be provided for manoeuvring/servicing and parking on site to accommodate a specific use(s). Market signals The site is vacant. Good profile site adjoining a retail park. Good critical mass of retail/town centre uses nearby.									
	Development opportunities									
Developable	Developable	Flood risk		FZ3a, danger for a	l, 1-2m					

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Site Reference	BO058		Settlement	Boston						
Site Name	Boston Carlton Centre, C	arlton Road	Site Area (Ha)	0.74						
Current use	D1		Available land (ha)	0.74						
Proposed employm	B1, B2, B8		Net available land (ha	0.66						
Availability	The owners indicate that	the site is operational but if it cea	sed housing would work.	Unavailable.						
Achievability	mitigation, site clearance	s are low & opening-up infrastruct e) which may adversely impact uporospect that it would be redevelo	on the achievability of em							
Suitability	Suitable									
	Planning status	No PP or Allocation								
	Location	Within Boston settlement boun	dary							
	Site Characteristics	It is not agricultural land and is	previously developed. The	e site has little intrinsic amenity value.						
	Environmental issues	No national or local environmen	ntal designations nearby.							
	Heritage issues	No national or local heritage de	signations nearby.							
	Character	Acceptable - its redevelopment would have no harmful effects upon the character of the area.								
	The site has direct access onto Carlton Road, a local road. Access may need to be upgraded to accommodate an alternative use. The site is 504m from the A52, a major east-west route and vehicles would need to pass residential areas.									
	Infrastructure	It will not place undue burdens on existing infrastructure, the site's development would lead to the loss of education/community facilities - development would only be acceptable if it can be demonstrated that this is no longer required.								
	Access for employees	within 100m of the site. The site	e is within 504m of the A5	y cycle and by foot. Bus stops are 52. The site is within Boston built-up accessible by a range of employees.						
	A low profile site in a predominantly residential location. Site is in good condition. The site is within Boston built up area so would have good 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/extending to accommodate development on site. Limited landscaping evident. 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. No critical mass of employment uses. Not actively marketed.									
	Development opportunities									
Developable	Undevelopable	Flood risk	FZ3a, danger for r	nost, 0.50-1m						

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Highways The site has direct access onto London, a good quality local road. Access may need upg to accommodate an alternative use. The site is 792m from the A16, a major north-sou and vehicles would need to pass residential areas but not town centres. Infrastructure It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such space, green infrastructure or community facilities. Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops within 237m of the site. The site is within 792m of the A16. The site is within Boston bu area (settlement boundary). The site has potential to be accessible by a range of employer area so would have access to amenities. Residential properties adjoin the site so could affected by noise, odour and light although the likely impact would depend upon the p use. Internal environment A relatively flat, irregular shaped site. It is anticipated that infrastructure would need upgrading/extending to accommodate development on site. Limited landscaping evide Space for manoeuvring/servicing and parking would need to be provided on site to accommodate a specific use(s).	BO059	0059			Settlement	В	oston				
Proposed employm B.J. B.Z. B.B. Net available land (ha) D.22	Disuse	sused petrol station,	London Road		Site Area (Ha)		0.25				
Availability There are no known legal or ownership problems. Achievability Low achievability values are low & opening-up infrastructure costs are likely to be moderate/high (including site clearance/decontamication, flood mitigation) which may affect viability in this location. If it is allocated there is a prospect that it would be redeveloped starting 2022-2036. Suitability No Por Allocation Within Boston settlement boundary It is not agricultural land and is previously developed land. The site has little intrinsic are value. Environmental issues No national or local environmental designations nearby. Heritage issues No national or local environmental designations nearby. Character Acceptable - its redevelopment would not have harmful effects upon the character of area - its redevelopment has the potential to bring environmental improvements I highways The site has direct access onto London, a good quality local road. Access may need up to accommodate an alternative use. The site is 192m from the Ala, a major north-sou and vehicles would need to pass residential areas but not town centres. Infrastructure it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such space, green infrastructure or community facilities. Access for employees Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops within 237m of the site. The site is within 80ston business (settlement boundary). The site has potential to be accessible by a range of emple within 237m of the site. The site is within 80ston business (settlement boundary). The site has potential to be accessible by a range of emple within 237m of the site. The site is within 80ston business (settlement boundary). The site has potential to be accessible by a range of emple within 237m of the site. The site is within 80ston business (settlement boundary). The site has potential to be accessible by a range of emple within 80ston business (settlement 80ston 80ston 80ston 80ston 80ston 80ston	Sui gen	i generis			Available land (ha)	0	.25				
Low achievability	ym B1, B2,	, B2, B8			Net available land (ha	0	.22				
clearance/decontamination, flood mitigation) which may affect viability in this location. If it is allocated there is a prospect that it would be redeveloped starting 2022-2036. Suitability	There a	ere are no known leg	gal or ownership problems.								
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Within Boston settlement boundary	Suitabl	itable									
It is not agricultural land and is previously developed land. The site has little intrinsic avalue.	Plannii	Planning status No PP or Allocation									
Environmental issues No national or local environmental designations nearby.	Locatio	cation	Within Boston settlement bo	unda	ry						
Character	Site Ch	e Characteristics	_	is pre	eviously developed land.	. The s	ite has I	ittle intrinsic amenity			
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considered to be low		-	provided to the existing site. mitigation and surface water development. The market po	Acce: drair	ss, utilities, water and fo nage will need to be upg	ul wa raded	ter impr for new	ovements and flood employment			
Developable Flood risk FZ3a, danger for all, 1-2m	Develo	velopable]		FZ3a. danger for all	l. 1-2n	n				

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