Appendix 13: Reasons for Selecting and rejecting Employment Sites.

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					MAIN EMPLOYMENT AREAS	·
Boston BO001	Endeavour Park, Boardsides, Boston	13.30	3.40	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 6 positive/negative effects and 1 negative effect for Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for most and a depth 1 to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	This site has bee against the SA c allocation in an a serviced to the b the critical mass uses that exist a 82ha of employn provide for in the
BO006	Riverside Industrial Estate, Marsh Lane, Boston	89.60	18.00	Yes	 The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 7 positive/negative effects and 1 negative effect for Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for all and a depth1 to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist, market signals indicate that all of the available land would not be delivered in the plan period. A reduced amount of land should be allocated in this location for employment use. 	Although this site criteria it has bee strategic employ the available land development wo employment/emp However, althoug 82ha of employm provide for in the indicate that all o in the plan period therefore be allow
BO008	Q2: The Quadrant, Chain Bridge Road, Boston	63.30	2.00	Yes	The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: • the available land is in scale with the 82ha of employment	This site has bee against the SA c urban extension good critical mas to new residentia highly accessible Distributor Road

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een allocated because it performs well criteria, it is an existing strategic employment accessible location, the available land is boundaries and development would add to so of employment/employment generating and the available land is in scale with the yment land which the Local Plan seeks to he higher tier settlements.

ite performs moderately against the SA een allocated because it is an existing byment allocation in an accessible location, and is serviced to the boundaries and yould add to the critical mass of mployment generating uses that exist

bugh the available land is in scale with the yment land which the Local Plan seeks to he higher tier settlements, market signals I of the available land would not be delivered iod. A reduced amount of land should located in this location for employment use.

een allocated because it performs well a criteria. It is part of a strategic mixed-use on which will provide an opportunity to form a ass of B1/employment-generating uses close itial development and is expected to be a ole location, close to the proposed Boston ad. It is expected that other infrastructure

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					 land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for all and a depth1 to 2m, new site identified in a location where the market indicates demand is likely to be and/or where there is a need for additional good quality local employment space, it is part of a strategic mixed use urban extension which close to the Boston Distributor Road and thereby highly accessible. 	would be provide site and develop mitigate environ land is in scale v Local Plan seeks
SP001	Wardentree Lane, Spalding	182.90	31.2	Yes	 The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 6 positive/negative effects and 2 negative effect for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for most and a depth 0.5 to 1m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	Although the site criteria it has bee strategic employ good accessibilit labour. The avail development wo employment/emp developable land land which the L tier settlements.
SP002	Lincs Gateway, Spalding	18.10	2.96	Yes	 The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for most and a depth 0.50 to 1m, new site identified in a location where the market indicates demand is likely to be and/or where there is a need for additional good quality local employment space. 	Although the site has been allocat site with planning and if delivered a of employment/e However, the pro more successful those uses is low development in t indicates that ac location is low. D deliverable and i which the Local settlements. The use (mixed-use)
SP012	Clay Lake, Spalding Drove, Spalding	36.90	14.6	Yes	The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2	Although this site criteria, it has be employment site

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ded as part of the development of the wider opment on this scale offers opportunities to onmental impacts effectively. The available with the 82ha of employment land which the eks to provide for in the higher tier settlements.

ite performs only moderately against the SA been allocated because it is an existing byment allocation. It is a high profile site, with ility by road and public transport for local ailable land is serviced to the boundaries and would add to the critical mass of mployment generating uses that exist. The nd is in scale with the 82ha of employment Local Plan seeks to provide for in the higher s.

ite performs poorly against the SA criteria, it ated because it is a high profile mixed-use ing permission for uses including B1, B2, B8; d as consented, would create a critical mass t/employment generating uses. promoters indicate that B2 and B8 would be

ul at SP012 indicating that achievability for ow. Additionally, promotion of residential in the northern part of the western site achievability for employment land in that . Despite this, a smaller allocation could be d is in scale with the 82ha of employment land al Plan seeks to provide for in the higher tier he site should be allocated for employment e).

ite performs only moderately against the SA been allocated because it is an existing te with planning permission for an extension

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					 negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50 to 1m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	which has been i employment site land is serviced t add to the critica the available land land which the Le tier settlements.
SP029	Land to the south of Childers South Drove, Spalding	11.27	9.01	No	 The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 1m to 2m, a new site identified in a location where the market indicates limited attractiveness, has access and utility issues. 	This site has not against the SA cl adjacent SP012 indicating that ac attractive to the r accessibility and upfront investme forward first). The for a range of B-0 market) locations
Crowland						
CR001	Crease Drove Business Park, Crowland	6.09	1.71	Yes	 The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 6 positive/negative effects and 2 negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to all and a depth 1m to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	Although the site criteria it has bee employment site boundaries and c of employment u developable lanc land which the Lo tier settlements.

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n implemented and would create a high profile te with accessibility to the A16. The available d to the boundaries and development would cal mass of employment uses that exist and and is in scale with the 82ha of employment Local Plan seeks to provide for in the higher

ot been allocated because it performs poorly a criteria. It is proposed as an extension to the 2 where the take-up of land has been slow additional land in this location may not prove e market, particularly as the site has nd utilities issues which may involve significant nent (so would be reliant on SP012 coming There is better quality strategic land available B-Class development in more attractive (to the ons in the South Holland area.

ite performs only moderately against the SA been allocated because it is an existing te, the available land is serviced to the d development would add to the critical mass t uses that exist in that location. The nd is in scale with the 82ha of employment Local Plan seeks to provide for in the higher s.

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
CR006	Crowland Garden Centre, Postland Road, Crowland	4.08	3.26	No	 The site performs well against the SA objectives, having 1 major positive effect for Employment, 6 positive effects, 4 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 1m to 2m, it has a poor access. 	Although the site an existing comr because it has a There is better q B-Class develop locations in the S
CR007	Thorney Road, Crowland	1.70	1.36	No	 The site performs poorly against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.5m to 1m, it is close to the A16 but is poorly connected to Crowland by footways and is separated by James Road it is greenfield land. 	This site has not against the SA c good access to t Crowland's built- and local labour Road. It is capat employment use the 82ha of emp provide for in the
Holbeach						
HO002	Holbeach Food Enterprise Zone, Welbourne Lane South, Holbeach	17.00	13.60	Yes	 The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to some and a depth 0.25m to 0.50m, it is next to the A17 and A151 and access improvements have been made, it is greenfield land in a prominent position, 	This site has bee well against the s prominent location improvements to anchor for the site planning permises utilities are all co development of the funding has been have been identite with the 82ha of seeks to provide
Kirton	Kirton Distribution	17.62	12.20	Voc	The site performs well against the SA shipstives, hoving 2 major	This site has her
KI001	Kirton Distribution Park, Wash Road,	17.63	12.30	Yes	The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and	This site has bee against the SA c

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ite performs well against the SA criteria and is nmercial site, it has not been allocated a low profile and there are access issues. quality strategic land available for a range of opment in more attractive (to the market) e South Holland area.

ot been allocated because it performs poorly a criteria. Although it is a high profile site with b the A16 and approximately 40m away from ilt-up area it is poorly connected to Crowland ar by footways and is separated by James able of accommodating a good mix of ses; and the developable land is in scale with apployment land which the Local Plan seeks to he higher tier settlements.

een allocated because it performs reasonably e SA criteria because it is a strategic site in a ation next to the A17 and A151. Access to the site have been implemented. The site (the University of Lincoln campus) has ission. Concerns relating to character and considered to be able to be addressed by a of this size. Partners are in place, Growth Deal een secured and suitable delivery mechanisms ntified; and the developable land is in scale of employment land which the Local Plan de for in the higher tier settlements.

een allocated because it performs well criteria. It is also an existing strategic

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
	Kirton				 Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for most and a depth 0.50m to 1m, it is a high profile, prominent site adjacent the A16, the land is serviced to the boundaries. 	employment site has excellent acc The available lar development wo employment/emp construction. The employment land in the higher tier and utilities are of development of t being underway.
Long Sutto		0.40	0.00	Vee	The site performs medewatch, ensity of the OA shipstings the inc.	This site has been
LO002	Bridge Road Industrial Estate, Bridge Road, Long Sutton	2.13	0.36	Yes	 The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 6 positive/negative effects and 1 negative effect for: Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50m to 1m, it is an established employment site in an accessible location. 	This site has bee against the SA consister. It has good a mass of employing permission for in- from locating close the site is in scale the Local Plan se settlements.
LO009	Land to the south of Bridge Road, Long Sutton	4.80	3.84	Yes	 The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50m to 1m, it is an existing strategic employment allocation in an accessible location. 	This site has bee against the SA con- related to existing with good access able to be address site is in scale wind Local Plan seeks
Sutterton				· 		
SU001	Land South of Enterprise Park, Sutterton	2.99	2.08	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 3 positive effects, 6 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, 	This site has bee against the SA co allocation of strat accessibility. It ac development for generating devel permissions indic reasonable perio

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te with a high profile adjacent to the A16. It accessibility by road and sustainable transport. and is serviced to the boundaries and vould add to the critical mass of mployment generating uses that exist/under The available land is in scale with the 82ha of and which the Local Plan seeks to provide for er settlements. Concerns relating to character e considered to be able to be addressed by a

f this size, particularly with active marketing

een allocated because it performs moderately criteria and it is an established employment d accessibility and provides for a good critical yment uses. The available land has planning industrial development and would benefit lose to an established employment area and cale with the 82ha of employment land which seeks to provide for in the higher tier

een allocated because it performs moderately criteria. It is a strategic scale site, welling established employment sites/allocations, essibility. Concerns relating to character are ressed by a development of this size; and the with the 82ha of employment land which the eks to provide for in the higher tier settlements.

een allocated because it performs well criteria. It is an established employment rategic scale which is well located with good accommodates a good mass of B Class or local businesses and employment velopment. Recent investment and planning dicates likely ongoing operation for a riod. Low vacancy rate indicates ongoing

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					 it is in Flood Zone 3a and the SFRA shows a hazard of danger for some and a depth of 0.25 to 0.50m, it is well located with good accessibility. 	demand for units employment land in the higher tier
Sutton Brid	0	1				1 · · · · ·
SB002	Wingland, Millenium Way, Sutton Bridge	75.39	2.30	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Health and Wellbeing and Transport. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to all and a depth of 2m+, it is an existing strategic employment allocation in an accessible location which has electricity and flood risk issues, has been allocated since 2006 with apparent limited interest. 	This site has bee against the SA c allocation. However, it is a l flood risk issues employment land since 2006 and b limited apparent little interest from in 2006. Neverth deliverable (and electricity networ employment land in the higher tier
					LOCAL EMPLOYMENT AREAS	1
Sutterton		4.00				
SU003	Love Lane, Sutterton	1.63	0.26	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows low hazard and a depth of 0 to 0.25m, it is an existing employment site with good accessibility. 	This site has bee against the SA c which provides for has good access small-scale exter is in scale with th Plan seeks to pro
Sutton Brid	age					
SB005	Railway Lane Industrial Estate, Railway Lane, Sutton Bridge	0.60	0.20	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 4 positive effects, 4 positive/negative effects and 1 negative effect for Green Infrastructure and Biodiversity. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of 	This site has bee against the SA co which has good a small-scale busin small-scale exter is in scale with th Plan seeks to pro

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ts; and the site is in scale with the 82ha of nd which the Local Plan seeks to provide for er settlements.

een allocated because it performs well criteria and it is a strategic employment

a low profile allocation with electricity and es which may affect the deliverability of nd in this location. Despite being allocated d being actively marketed there has been nt interest in the site indicating that there is om the market for a site of the size allocated theless, a smaller allocation could be ind could be accommodated within the rork). This would be in scale with the 82ha of nd which the Local Plan seeks to provide for er settlements.

een allocated because it performs well criteria. It is an existing employment site for a good mix of local employment uses and ssibility The available land would provide a tension to the existing employment site and it the 82ha of employment land which the Local provide for in the higher tier settlements.

een allocated because it performs well criteria. It is an existing employment site d accessibility and provides for a good mix of sinesses. The available land would provide a ension to the existing employment site and it the 82ha of employment land which the Local provide for in the higher tier settlements.

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					 danger to all and a depth of 1 to 2m, it is an existing strategic employment allocation in an accessible location with a good mix of small scale businesses. 	
Whaplode						
WH004	Land to the north of Abbot's Garden, Whaplode	2.51	2.00	No	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 5 positive effects, 4 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a no hazard and no depth, adjacent residential development. 	Although the site not been allocate within a predomi issues. In additio available for a ra attractive (to the area.
					RESTRICTED USE EMPLOYMENT SITES	
Spalding	On oldin a Dower	44.0	44	Maa	The site performs well excises the CA shipstives, herving 2 major	This site has had
SP038 Sutton Brid	Spalding Power Station B, Spalding	14.6	11	Yes	 The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 3 positive effects, 6 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for all and a depth of 1.0 to 2.0m, it is located within an existing strategic employment allocation, is adjacent to an existing power station and is in an accessible location. high achievability for power generating use evidenced by planning permission for the site and commencement of development. 	This site has bee against the SA c within an existing well-related to ex has good access adjoins the site, t on SP038B014 v character; conce can be minimised Development of considered to be the 82ha of empl provide for in the
SB003	Sutton Bridge Port,	24.6	9.6	Yes	The site performs moderately against the SA objectives, having 2	Although the site
30003	Sutton Bridge	24.0	9.0	1 65	 The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of 	criteria it has bee strategic employ located adjacent of accommodatir development and developable land land which the Lo tier settlements.

ite performs well against the SA criteria, it has ated because it has a low profile, is located minantly residential area and there are access tion there is better quality strategic land range of B-Class development in more me market) locations in the South Holland

een allocated because it performs well a criteria. It is a strategic scale site, is located ing employment allocation and is therefore existing established employment uses. It also essibility. Given that an existing power station e, the development of a second power station 4 would not be at odds with the existing cerns relating to visual and landscape impact sed in a development of this size.

of the site for a power generating use is be highly achievable. The site is in scale with apployment land which the Local Plan seeks to he higher tier settlements.

ite performs only moderately against the SA been allocated because it is an existing byment allocation, and the available land is int to an existing operational port. It is capable ating a critical mass of port-related B Class and a suitable access is in place. The nd is in scale with the 82ha of employment Local Plan seeks to provide for in the higher s.

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of
					 danger for all and a depth of 1.0 to 2.0m, it is an existing strategic employment allocation and the available land can be utilised to form an extension to the existing operational port. It accommodates a good mix of port-related B Class development, and is capable of accommodating a critical mass of such uses, a spur to access the available land is already in place, although a spine road will be required. 	
SB014	Wingland Power Station B, Sutton Bridge	14.4	14.2	Yes	 The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account: the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for all and a depth 2.0m+, it adjoins an existing strategic employment allocation (SP006) which also includes a power station. It is capable of accommodating a critical mass of power generating uses with the adjoining SP006, high achievability for power generating use evidenced by planning permission for the site. 	Although the site has been allocate strategic employr to existing establ existing power sta second power sta the existing chara landscape impac size. Developmen considered to be planning permiss 82ha of employm provide for in the

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site performs poorly against the SA criteria it cated because it is adjacent to an existing oyment allocation and is therefore well-related ablished employment uses. Given that an r station adjoins the site, the development of a r station on SB014 would not be at odds with haracter; concerns relating to visual and bact can be minimised in a development of this ment of the site for a power generating use is be highly achievable, as evidenced by the hission for the site. The site is in scale with the byment land which the Local Plan seeks to the higher tier settlements.