



LAVAFLOW LTD

**Tattershall Road Residential
Development**

Planning Statement

August 2005



Wardell Armstrong
Engineering & Environmental Solutions

DATE ISSUED: June 2005
JOB NUMBER: NL06842
REPORT NUMBER: J18

CLIENT'S REFERENCE:

LAVAFLOW LTD

Tattershall Road Residential Development

Planning Statement

PREPARED BY:

P Emms Development Planner



APPROVED BY:

R K Evans Technical Director



This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accept no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP

CONTENTS

1 INTRODUCTION..... 4

2 DEVELOPMENT PROPOSALS..... 4

3 PLANNING POLICY CONTEXT 5

4 STATEMENT OF JUSTIFICATION..... 13

5 WITHAM WAY COUNTRY PARK..... 17

6 DESIGN STATEMENT..... 20

7 SUMMARY AND CONCLUSIONS..... 23

APPENDICES

Appendix 1	NL06842/J16	Environmental Appraisal
Appendix 2	NL06842/J08B	Outline Drainage Strategies and Flood Risk Assessments (<i>See Document 3 of Boston United Planning Statement</i>)
Appendix 3	H/3460/3	Transport Statement
Appendix 4		Planning Application Form & Certificates

DRAWINGS

90 101	Site Layout
NL06842/109	Witham Way Country Park Improvement Scheme

1 INTRODUCTION

- 1.1 This Planning Application for construction of 136 dwelling houses and flats on the site of Boston Town Football Club off Tattershall Road, Boston is being submitted on behalf of Lavaflow Limited. The Application has been prepared by Wardell Armstrong, a multi-disciplinary engineering and environmental consultancy based in Newcastle-under-Lyme.

- 1.2 Subject to an agreement with the Borough Council, the football club occupying this site is to relocate to an area of allotments known locally as Cuckoo Land, the planning application for which has been submitted at the same time as this submission. Given the location of the site at the extremity of urban Boston and the suburban surroundings it is unlikely that the site would attract alternative employment or commercial uses.

- 1.3 It is proposed that the spectator stands will be cleared and redevelopment begins in early Summer 2007, following completion of Boston Town's new football ground.

- 1.4 This application is part of four inter-related applications. It provides an opportunity for enabling development to secure the relocation of Boston United Football Club at Boardsides, and for Boston Town Football Club to move to a purpose built, modern, safe and long term ground providing better than existing facilities. It is also an opportunity for other benefits including improvements to Witham Way Country Park.

2 DEVELOPMENT PROPOSALS

2.1 Site Description & Location

- 2.1.1 The site is located off Tattershall Road, a suburban road specifically serving this small north western suburb and the farmsteads & hamlets beyond. The surrounding land-use is characterised by recreational open space and residential suburbs. Adjoining the site to the south and west is Witham Way Country Park, where the developer proposes substantial landscape improvements, and beyond the Park runs the River Witham. Boston



town centre is approximately 1500m to the south. Vehicular access is to be from Tattershall Road.

2.2 **Development Proposals**

- 2.2.1 The Planning Application seeks outline planning permission to build a housing development on land currently occupied by Boston Town FC at land off Tattershall Road, Boston. The development proposes the construction of a mixture of 136 units, 39 of which will be flats and 97 houses spread over an area of low, medium to high density zones. The proposed mix would provide an average density of 34 dwellings per hectare which falls within the scope of PPG 3 densities. Sports pitches for flexible uses will also be retained to the south of the site.
- 2.2.2 The site extends to 4.052 hectares. The design has recognised the need for pedestrian permeability and to accommodate footpath linkages to schools, nearby housing, recreational open space and local green routes towards the town centre.

3 **PLANNING POLICY CONTEXT**

3.1 **Introduction**

- 3.1.1 This section of the Statement considers the planning policies and legislative framework, which together provide the context against which the Application will be considered. It identifies the legislation of most relevance to the Application and sets out those national, regional and local policies, which are contained within statements of Government policy or the development plan for the area.

3.2 **National Policy**

Sustainable Development

- 3.2.1 Sustainable development is now a cornerstone of Government policy in relation to planning and the use of land. In 1994 the Government first published "Sustainable Development – The UK Strategy" which set out the key principles and aspirations which should underpin society's actions.



3.2.2 This has now been updated in “*A better quality of life – A strategy for sustainable development for the UK*”, published in May 1999, which sets out the four objectives of sustainable development as follows:

- ***Social progress which recognises the needs of everyone;***
- ***Effective protection of the environment;***
- ***Prudent use of natural resources;***
- ***Maintenance of high and stable levels of economic growth and employment.***

General Principles

3.2.3 The Government’s general statements of planning policy are set out in a number of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) which are replacing them. These documents establish the policies and principles, which should be taken into account in the preparation of development plans and consideration of individual proposals.

3.2.4 PPS1 ‘*Delivering Sustainable Communities*’ was published in February 2005 and is one of the new series of shorter, sharper planning policy statements to support the planning reform programme and, in particular, the Government’s objectives for planning cultural change, by setting out the Government’s vision for planning, and the key policies and principles which should underpin the planning system.

3.2.5 The key policy messages are:

- ***The need for planning authorities to take an approach based on integrating the four aims of sustainable development: economic development; social inclusion; environmental protection; and prudent use of resources.***
- ***The need for positive planning to achieve sustainable development objectives and proactive management of development, rather than simply regulation and control.***



- ***The need for plans to set clear visions for communities and help to integrate the wider range of activities relating to development and regeneration.***
- ***The need for the planning system to be transparent, accessible and accountable, and to actively promote participation and involvement.***

3.2.6 Paragraph 5 states:

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- ***making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;***
- ***contributing to sustainable economic development;***
- ***protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;***
- ***ensuring high quality development through good and inclusive design, and the efficient use of resources; and,***
- ***ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.***

3.2.7 PPS1 itself sets the context for the planning system and for other topic-specific policy statements. As with other PPGs and PPSs, the policies set out in PPS 1 should be taken into account by regional planning bodies in the preparation of regional spatial strategies and by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications.

3.2.8 PPS1 "*Delivering Sustainable Development*" provides a strategic commentary on planning policy and reaffirms the role of the planning system in meeting the needs of a growing and competitive economy. The document affirms the role of the development plan framework in the determination of development proposals where



they contain policies of relevance and stresses that the plan should be as up to date as possible and that:

This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

(PPS1 para 8)

3.2.9 PPG 3 'Housing' (2000) sets out the Government's advice on the role of the planning system in relation to housing policy. The Government's key housing objective is that:

Everyone should have the opportunity of a decent home. To promote more sustainable patterns of development and make better use of previously developed land, the focus for additional housing should be existing towns and cities.

(PPG 3 para 1)

3.2.10 PPG 3 identifies the Government's commitment to maximising the re-use of previously developed land and empty properties, and sets a national target that by 2008, 60% of additional housing should be provided on previously developed land and through conversions of existing buildings. Paragraph 23 of PPG 3 states that targets should be set at the regional level within the RPG and that Structure/ UDP and Local Planning authorities should adopt their own land recycling targets in development plans which will contribute to attaining the regional target.

3.2.11 Paragraph 35 of PPG 3 refers to windfall sites, such as the Tattershall Road site, and states:

Authorities should make specific allowances for all the different types of windfalls in their plans. Allowance should be made on the basis of examining past trends in



windfalls coming forward for development and on the likely future windfall potential as assessed in a capacity study.

(PPG 3 Para 35)

3.2.12 Proposed changes to PPG 3 were set out by the Government in October 2003, the key changes relevant to this Application are the desire to create mixed and inclusive communities, which offer a choice of housing and lifestyle. The Government believes that the planning system has an important role in creating communities with a better mix of housing in terms of size, type and affordability than is currently available.

3.2.13 PPG 17 was issued in July 2002 and sets out the national context on the implementation of planning policies for open space, sport and recreation. Its key purpose is to encourage local authorities to assess and maintain their open spaces, with the aim of using the assessments to plan future sites or enhance existing facilities. Paragraph 10 of PPG 17 states:

Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.

3.2.14 Paragraph 10 of PPG 17 is balanced by Paragraph 13 which states:

Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality...

3.2.15 The developer intends to replace existing football pitches at Tattershall Road with alternative and superior facilities at Boardsides and Cuckoo Land. Paragraph 18 of PPG 17 likewise



supports proposals to enhance the existing open space adjacent to the proposals:

Where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities.

3.2.16 Paragraph 17 sets out the local authorities recommended approach to development within open spaces and states that local authorities should:

- (i) avoid any erosion of recreational function and maintain or enhance the character of open spaces;***
- (ii) ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment;***
- (iii) protect and enhance those parts of the rights of way network that might benefit open space; and***
- (iv) consider the impact of any development on biodiversity and nature conservation.***

3.3 Regional Spatial Policy

3.3.1 RSS 8: Regional Spatial Strategy for the East Midlands sets the framework for development plans in the Region. RSS 8 was issued in March 2005 and covers the period up to 2026.

3.3.2 Section 4 of the current RSS 8 provides advice on housing and sets a figure of 2,750 additional dwellings per year to be constructed in Lincolnshire between 2001 and 2021.

3.4 Lincolnshire Structure Plan Redeposit Draft 2005

3.4.1 Policy H1 sets out the housing requirements over the period 2001-2021. Provision will be made for the annual average additions to the housing stock set out in the table below:



District	Policy Area	Towns Covered	Allocation 2001-21	Provision Per Year
Boston	Total		4,700	235
Borough	Sub-Regional Centre	Boston	3,700	185
	Rural		1,000	50
Lincolnshire Structure Plan Redeposit Draft 2005				

3.4.2 Policy S2 advocates the adoption of a sequential approach to the development of land should be adopted in selecting the location for new development.

3.5 **Boston Borough Local Plan: Second Deposit Draft (2005)**

3.5.1 The Local Plan for the Boston area is currently being prepared and proposes a broad planning framework for the period 2001 to 2021. The key messages from the draft document are that Boston's main urban area will be the main focus for development and the emphasis for other development will be on using brownfield land. It provides a comprehensive, sustainable strategy relating to land use, transportation and the environment dealing with detailed land use policies and site specific developments. Policies within the Local Plan that relate to the proposals are detailed below:

3.5.2 Policy G1 outlines the 'General Considerations' to take into account when applying for planning permission encompassing issues such as minimising harm to the amenity of other land users. Policy G1 also emphasises retaining the general character of an area and safeguarding the natural environment, from the adverse impacts of a new development's scale, density, layout, appearance or level of traffic generation. Developments must have a high quality of layout, design, external appearance and landscaping.

3.5.3 Policy G3 aims to ensure 'Security by Design' by creating safe and secure environments through design, layout and landscaping, which do not give rise to a high risk of vandalism, anti-social behaviour or criminal activities.



Flood Risk

3.5.4 A zone of high risk has been identified within central Boston wherein a thorough site-specific flood risk assessment is required in accordance with Policy F2 of the Plan.

Traffic

3.5.5 In Policy T1, the plan sets out the requirements for new roads in new developments. Estate distributor roads need to be accessible to public transport vehicles and new junctions should be designed safely. The needs of pedestrians, cyclists and persons of restricted mobility must also be catered for satisfactorily.

3.5.6 Policy T4 outlines that car parking facilities to be provided as part of a proposed development should be in accordance with the following standards:

House and Flats (Including Aged Person Dwellings)	<u>In the town of Boston:</u>
	A maximum on average of 1.5 spaces per dwelling
	<u>The rest of the Borough</u>
	A maximum on average of 2 spaces for a dwelling with 3 or less bedrooms and 3 spaces for dwellings with 4 or more bedrooms

Housing

3.5.7 Policy H5 on Windfall Housing Sites states that developing land for housing within settlements should not result in the loss of open space, character or amenities of the area. The proposal should be built to a density of at least 30 dwellings to the hectare.

3.5.8 Policy H6 seeks to ensure the quality of housing development adheres to the principles of good design and is compatible with the existing character of the area in terms of layout, design and materials by conforming to standards and advice in the *Lincolnshire Design Guide For Residential Areas*.

3.5.9 Policy H7 deals with open spaces in housing estates. In considering proposed developments of 20 dwellings or more, the



Borough Council requires that provision is made for suitably located public open space including equipped children's play areas where appropriate. The supporting text acknowledges that dedicating around 10% of a site to these uses is usually satisfactory.

3.5.10 Where 5 dwellings or more are to be constructed, or where the site area is at least 0.15 hectares, Policy H8 requires the provision of affordable housing to meet the needs of the Boston community.

3.5.11 Following discussions with the Borough Council, the level of affordable housing provision is proposed at 10% of the total number of dwellings, the need for which has been identified in the locality.

Recreational Open Space

3.5.12 Policy R1 seeks to protect existing public or private recreational open space or facilities from development unless alternative or better provision of open space or facilities has been or will be provided in the locality before development commences.

3.5.13 Policy R1a aims to gain from residential developers' contributions towards provision, improvement or maintenance of open space or recreational facilities. Contributions towards community woodland planting are also acceptable.

Environment

3.5.14 Policy E9 asks that the results of an archaeological assessment be submitted as part of planning applications where sites of archaeological significance are identified.

3.5.15 Policy E13 prevents any development which would obstruct a public view of or challenge the visual dominance of St. Botolph's Church, or the 'Boston Stump'.

4 STATEMENT OF JUSTIFICATION

This planning proposal forms one of four applications which will enable the relocation of Boston United & Boston Town Football Clubs to larger and improved purpose built facilities. It is linked to



an agreement with the Local Planning Authority to secure a replacement football stadium before the site is disposed for residential development. Alongside this residential development at Tattershall Road, will be a full landscape upgrade of the neighbouring Witham Way Country Park.

4.1 **Need for Housing**

- 4.1.1 Boston Borough Council has produced a Housing Balance Sheet in the Redeposit Local Plan which predicts that between 2001 and 2021, the Borough will have a shortfall of 2,360 dwellings within the urban area, although whether this continues to be the case will depend on regular monitoring of housing requirements as required by PPG 3. The calculation is based on the basic requirement of 235 dwellings a year over 20 years. An addition of 136 dwellings will not add substantially to the average annual build rate over this period.
- 4.1.2 The proposed development can be termed as a windfall site. The importance of windfall sites is acknowledged at National, Regional and Local level. The Local Plan recognises that windfall sites can make a significant contribution to the local supply for housing.
- 4.1.3 The existing infrastructure of the area will be able to absorb the proposed development. The proposals lie at the edge of the traditional residential suburbs to the north of Boston, before the character changes to more disparate farmsteads and isolated cottages. As such the local distributor roads, particularly Tattershall Road, are running significantly below capacity. Most traffic heading to and from the north of Boston tends to use the B1183, with which Tattershall Road eventually links (see Traffic Statement – Appendix 3).
- 4.1.4 The development will open up pedestrian links between Skirbeck and the town centre and will improve the general appearance assisting in the wider regeneration of the area.
- 4.1.5 136 dwellings are proposed on a site of 4.052 hectares. The development will have a density of 34 dwellings/hectare, exceeding both Local Plan and PPG 3 requirements.



4.1.6 Policy H6: Quality of Housing Development. See Design Statement, Chapter 6.

4.1.7 Policy H7 sets a target of around 10% of a site to be dedicated to public open space. Taking into account the football pitches and associated greenspace, the open space provision exceeds this guideline and achieves approximately 25% open space.

Open Space

4.1.8 The land off Tattershall Road is a 'windfall' site and is allocated on the Local Plan proposals map as a Recreational area. With regard to the Policy H5 provision that:

The proposal does not result in the loss of open space or frontage which contributes significantly to the character or amenities of the area;

4.1.9 The loss of open space at this location will be mitigated by extra pitches within the development, and facilities within the proposed development and superior replacement playing fields at Boardsides and Cuckoo Land.

4.1.10 The proposed development will involve developing land designated as recreational open space as indicated by Policy R1.

4.1.11 However the proposals have been prepared in accordance with guidance in Paragraph 13 of PPG 17 in that they will "exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility". The loss, in this location, of recreational open space will be replaced by the new facilities at Cuckoo Land, Boardsides and on land on the proposed site. The development will provide linkages through the housing development to adjoining residential areas.

4.1.12 To fulfil Policy R1a, the developer is proposing to make substantial improvements to the adjacent Witham Way Country Park (Drawing NL06842/109). A landscape concept plan and full details of the proposals are described more fully in Section 5, which proposes a



series of focal points (land art, sculptures, pergolas etc.), linked by improved footpaths with extensive woodland planting and improved habitats to increase ecological diversity.

Flood Risk Assessment

- 4.1.13 In relation to Policy F2 of the Plan, a full flood risk assessment has been submitted with the Environmental Statement which notes that the area of Boston where the site is located is in Category 2 with a low to medium (0.1-1.0%) annual risk of fluvial flooding (Flood Risk Assessment: Appendix 2). Table 1 of PPG25 states that a flood risk assessment appropriate to the scale and nature of the development and the risk should be provided with applications. Flood-resistant construction and suitable warning/evacuation procedures may be required depending on the flood risk assessment. The assessment concludes that there are no local site specific risks in the vicinity or as a result of the development. It is therefore considered suitable for the type of development proposed.

Traffic

- 4.1.14 In compliance with Policy T1 (new roads in new developments), the existing access track for Boston Town FC and Witham Way Country Park from Tattershall Road will be improved to serve the access requirements of the new estate, during and following construction. Roads and junctions within the proposed development will comply with adoptable highway standards. Although it is not considered necessary to design roads for use by public transport, they will conform to these standards, since the area contains a series of cul-de-sacs branching off a looped road to form a quiet residential area.
- 4.1.15 Provision of car parking falls well within the 1.5 maximum allowed per dwelling in the town of Boston. As proposed in the Local Plan, car-parking spaces are provided to serve the 39 apartments. Each detached and semi-detached house is provided with a driveway to accommodate one car each, whilst half have garages. The higher density terraces are provided with one garage each.



4.1.16 To comply with Policy E9, an outline archaeological appraisal of the Tattershall Road site has been undertaken. This comprised an inspection of the available map evidence, a remote appraisal of the site and reference to the MAGIC website, www.magic.gov.uk to establish the presence of statutory sites (Appendix 1: Developments at York Street and Tattershall Road, Boston: Environmental Appraisal: Chapter 5). There is a single designated heritage site within a kilometre of the site is the registered park, Boston Cemetery, which is listed Grade II.

4.1.17 None of the structures on the site have any architectural value and there is no evidence for archaeological earthworks on the site. The position of the Tattershall Road site at the northern extent of the town indicates that it is at a considerable distance from the medieval core of the settlement. The site has experienced relatively little development and its location in a wider landscape of high archaeological activity suggests that there may be the potential for the presence of archaeological remains, predating the medieval period, to be present at the site. Discussions should therefore be held with the County Archaeologist to establish whether any archaeological investigations are required.

4.1.18 Policy E13 protects views of Boston Stump. Due to the distance from the development site and the low-rise nature of the dwellings, views of St. Botolph's Church will not be affected.

5 WITHAM WAY COUNTRY PARK

5.1 The upgrading of Witham Way Country Park will provide a more exciting resource likely to attract a greater number and wider profile of people to the park. New landscape elements will act as "pull factors" to encourage current users to visit the park more often and attract new users from further afield and from different user groups. The details and rationale for the landscape proposals are described in Drawing no: NL06842/109.

5.2 The park is currently used by local people, including many dog walkers and parents with small children and is maintained to a



basic level. This regime provides areas of mown grass, areas of longer grass with many ruderals, (docks etc) and unmanaged scrub, within a fragmented network of predominantly young trees. By contrast there are existing lines of Lombardy Poplar which are typical of the fenland landscape and make a strong vertical and linear statement. Similarly there is a short line of Leyland Cypress to the northern boundary. The landscape proposals aim to improve landscape and ecological diversity thus giving the user a more stimulating recreation experience. Possible landscape treatments are listed below:

Tree Planting

- 5.3 Existing tree planting to the northern boundary will be extended to strengthen the existing woodland belt. This will provide shelter and screening for the park from the north and west and a contrasting environment from open areas of grass and the open agricultural landscape beyond the site. It will also further the stated policy of the Local Plan of creating new copses within the landscape to the north and west of Boston. Within this predominantly native woodland belt footpaths will meander through enclosed areas of trees and open out again into small glades planted with wildflowers and bulbs. Within these glades there is an opportunity to introduce new seating, artwork and information boards to interpret seasonal features of interest.
- 5.4 Within the park other existing tree groupings will be managed and extended where appropriate to provide a more comprehensive network of structural native tree planting. Within this framework ornamental and non-native species will be planted as specimens, adopting a theme linked with the sailing of the Mayflower represented in planting of species from NE America. Many such species have the benefit of offering contrasting form, texture and leaf shape along with stunning autumn colour. In addition, it is suggested a number of tree avenues will be planted to provide formal features and encourage users into central areas of the park. Some of these will offer a brief self-contained walk while others will link with existing entrances and egress points and longer distance footpaths such as the Witham Way.



Land Art

- 5.5 The main pull factor within the park will be land art. By manipulating earth into a variety of shapes and patterns, localised undulations will provide visual stimuli, informal play features and a variety of wildlife habitat at micro level. Such art will create a dynamic statement and act as a unique element to attract visitors. Varying weather conditions such as frost, snow, will add further variety visitors will be keen to witness. If located strategically, art could be viewed from both ground level and at a raised elevation from the riverside footpath.
- 5.6 In addition to permanent land art, temporary installations would provide a further attraction. For example, mowing into long grass could create patterns on the riverbank or a maze in which children could play.

Access and Circulation

- 5.7 A green link through the housing development could be incorporated via a central 'green' and water body. The proposed layout of the residential area includes this feature. Existing footpaths will be retained and upgraded if considered necessary. A new footpath is proposed to ease access from the car park to the park by keeping vehicular and pedestrian movement separate. Path links with the Fenland Way will be maintained to ensure that the park is easily accessible within a greater framework of wider recreational space.
- 5.8 Throughout the site, signage will inform users and create a sense of place. Seating will be located at appropriate sites to encourage a wide age range of users to stop, rest and stay within the park. This will also develop confidence in less active users to extend their personal exploration of the park.
- 5.9 The use of avenues and focal points will ensure visitors are encouraged into the park from the town and river by ensuring that entrance points are clearly marked, features created and views into the park are not restricted.



Water

- 5.10 Due to the low-lying nature of the land, especially in relation to the high water table, there is great opportunity on this site to introduce water as a key pull factor. The concept design shows two new water bodies which will act as a visual attraction, educational resource and opportunity for wildlife. These would be linked by a series of ditches, rills and flood water holding depressions to a dynamic sustainable urban drainage system (SUDS) incorporating the use of SUDS from the housing development with land art features.

Football

- 5.11 The drawing shows one senior size pitch (90x46m) with two mini soccer pitches (45x27m) across its width. An additional youth, under 11/under 12 years of age, pitch could be accommodated and is shown to the left, overlapping the main pitch.

Biodiversity

- 5.12 As well as encouraging new users to the park, it is important to plant/seed a variety of flora thus attracting a variety of invertebrates and fauna. By creating a number of different environments within the park, the landscape proposals will increase the biodiversity of the site. In addition to the new features described above existing areas of meadow and scrub will be effectively managed to create wildlife habitat and visual interest.

6 DESIGN STATEMENT

- 6.1 In accordance with Policy G3, the scheme has been designed and will be built to Secure by Design standards and will promote a safe neighbourhood. *Secured by Design*. Within the site, all efforts will be made to try and minimise crime issues, whilst also increasing the risk of detection making it a safer place for the public. The open nature of the proposed development provides numerous direct sight lines and a safe environment through overlooking from the principal windows of each dwelling. A pathway leading south-west to north-east across the site will provide a direct pedestrian link between the surrounding residential areas, the allotment gardens and Witham Way Country Park and routes to the town centre. It is hoped this



will reduce need and reliance on the car and promote community safety.

6.2 Objectives of the Development:

- To ensure the scheme relates to the character and appearance of the area.
- To meet the criteria in the relevant design guides and planning policies.
- To provide and implement high standards of design in terms of overall composition of layout, scale, density and choice of materials in order to create interest, identity and character.

Highways

6.3 A Transport Assessment has been undertaken which is attached in Appendix 3. The assessment concludes that the site is highly accessible by non car travel modes, including on foot, by cycle and bus. The new development will be served by a residential access road, 5.5m wide.

Density

6.4 The development proposes the construction of 33 no. detached dwellings, 30 no. 1 and 2 bed apartments and the remaining 73 properties consisting of 2 and 3 bedrooms. The proposed mix provides a density of 34 dwellings/hectare. The mix provides a range of dwelling size, type and affordability creating a mixed community.

Landscaping

6.5 The use of hard and soft landscaping within the scheme forms an integral part of the design, in terms of both the wider landscape and in defining spaces and enclosures within the development. New tree and shrub planting will be of an extremely high standard and be designed to enhance and emphasise the existing landscape features of the site.

Greenspace

6.6 Through the development a good footpath/cycleway network has been proposed to ensure good permeability in linking to community services. The development will allow significantly improved



pedestrian access onto the Park by residents living adjacent to the allotment gardens. The proposed development will allow for pedestrian permeability through the site and onto the open space.

Materials/Boundary Treatments

- 6.7 Internally within the site, the fencing proposals will provide variety throughout the scheme in the form of low timber fencing and along the hedging to soften the boundaries between the dwellings and the Country Park.
- 6.8 The external materials for the development will be subject to the preparation of detailed material schedule to be submitted prior to the commencement of the development. However, it is envisaged that the selected materials will reflect traditional local materials in terms of colour and texture. This could involve the use of plain tiles, stone cills and wire cut bricks. On selected plots the use of cream or off-white render will also be considered.



7 SUMMARY AND CONCLUSIONS

- 7.1 The Application seeks the re-development of Boston Town FC's site and construction of 136 houses. As such, the proposals offer a development of housing as an urban extension and windfall site, delivered early on in the plan period.
- 7.2 The development will enable the development of better and improved facilities for Boston Town Football Club in the form of a new ground. The existing infrastructure and services of the area will be able to absorb the proposed development as it is significantly underused in servicing the existing residential areas.
- 7.3 By improving linkages the proposed development will be beneficial to the wider community and improve living conditions for current residents in the community and improve the environmental setting within the area. The development will open up pedestrian links onto Witham Way Country Park and will improve visual amenity that can assist in the wider regeneration of the area.
- 7.4 The proposed development meets the requirements of the Emerging Local Plan. The development will be well linked to public transport and will provide improved pedestrian linkages. The development will be easily accessible to Boston Town Centre along designated pedestrian routes. The proposed development provides a combination of high quality housing and substantial improvements to the Country Park.
- 7.5 This enabling development will ensure that both Boston United and Boston Town will secure new, modern and improved facilities as well as providing enhanced community benefits.

