

**BOSTON BOROUGH
LOCAL PLAN**

ADOPTED VERSION

April 1999

ADOPTED

BOSTON BOROUGH LOCAL PLAN

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INTRODUCTION

- 1.1 The Borough of Boston is located in south-east Lincolnshire, and is bounded to the east by the Wash, to the south-east by the River Welland and to the north-west by the River Witham. It has a population of 54,248 (in 1993) in an area of 361.5 square kilometres.
- 1.2 Historically, a large part of the present Borough was covered by water for much of the year - either freshwater fenland in the north and west, or sea-marsh in the east. Settlement began on a belt of higher land known as "town lands" running south-west from Wrangle to Boston and Sutterton, and turning west towards Swineshead. Large scale drainage works, begun in the 17th Century, rendered the fenlands suitable for cultivation, and the construction of successive sea banks has reclaimed large parts of the marshland. Today's settlement pattern bears the clear impression of this history, with all the Borough's larger and older established settlements located on the "town lands" whilst settlements on the northern and western drained fenlands are smaller and newer, and generally linear in form.
- 1.3 The town of Boston itself grew rapidly and became very prosperous, thanks mainly to its port. Indeed, by 1280, Boston was said to be the premier port of England with wool, lead and tin being the main commodities shipped, and the town was home to the steelyards and warehouses of the Hanseatic traders. There followed a period of decline until the late 18th Century when the drainage of the Fens and improvements to the Witham boosted the town's fortunes. Things improved further with the arrival of the railway and the construction of the Dock in the mid and late 19th Century. It was at this time that fine groups of buildings were built in the town centre and many of these are still well preserved, providing today's town centre with an attractive and distinctive character.
- 1.4 Today, the Borough is one of the most productive agricultural areas in England and is intensively farmed, with an increasing emphasis on vegetables. Being largely reclaimed alluvial land the countryside is generally low and flat, and has very limited tree cover since many hedges or small areas of woodland have been cleared in the interests of extensive farming methods. A large proportion of rural employment is connected directly or indirectly with agriculture, although the number of such jobs is steadily declining. Thus, in common with many of the rural areas of the country, the population of many of the Borough's rural communities has shrunk or remained static in the last 30 years, leading to a loss of facilities in smaller settlements.
- 1.5 The town of Boston on the other hand has shown a slow but steady growth in population over the same period, and its role has been reinforced as the commercial, administrative, cultural and social focus of a hinterland larger than the Borough boundaries. Manufacturing employment is concentrated in a few large businesses (most notably Fogarty's and Norprint) whilst service employment is dominated by the retail sector, the Port, the Pilgrim Hospital and the Borough and County Councils. However, the town's future prosperity hinges to a large extent upon the continued success of the local agricultural sector.

The Boston Borough Local Plan

1.6 The Borough Council is required (by Section 36 of the Town and Country Planning Act 1990 as inserted by Schedule 4 of the Planning and Compensation Act 1991) to prepare a local plan setting out the Borough Council's planning policies and proposals for the whole of the Borough. As the preceding paragraphs have shown, the life of a settlement or area is not static. The purpose of this Boston Borough Local Plan is therefore to guide changes in the use and development of land for the ten year period from 1st January 1991 to 31st December 2000. As such it is concerned with such questions as:

- how much new housing should be built, and on what sites?
- what type and amount of new industry should be encouraged, and in what locations?
- how should the town centre develop and change?
- what degree of protection should be given to historic areas of the Borough and the countryside?

1.7 This Plan, which has been prepared by the Boston Borough Council, is one of several documents which set out the criteria against which proposals for development will be judged. The hierarchy of policy into which this document fits is as follows:

- 1) Statements of the Government's general planning policies.
- 2) Regional Planning Guidance which is also issued by the Government, guided by advice from a forum of the region's local authorities.
- 3) Structure Plan - prepared by the County Council, setting out strategic planning policy for Lincolnshire.
- 4) Minerals Local Plan - prepared by the County Council, setting out policies and proposals for the extraction of minerals, and for the control of development related to the extraction of minerals.

It should also be noted that a Waste Local Plan is to be prepared by the County Council, making proposals for the disposal of waste.

- 5) Borough Local Plan - prepared by the Borough Council, making proposals for the use of specific areas of land and detailed policies for the control of development.

1.8 An adopted Structure Plan, Borough Local Plan, Minerals Local Plan, and Waste Local Plan (when prepared) will form the Development Plan for the Borough of Boston.

The Functions of this Plan

- 1.9 This Borough Local Plan is required to have regard to the aims, policies and proposals set out in the documents numbered one to three above, and it has the following four principal functions:
- 1) to translate the strategic policies and proposals of the Structure Plan, into a more specific form and to relate them directly to areas of land in the Borough;
 - 2) to provide a detailed basis for development control decisions;
 - 3) to provide certainty and a basis for co-ordinating public and private investment in the development and use of land; and
 - 4) to bring issues concerning the use of land before the public and to involve them in the plan-making process.

The Borough Local Plan is however, not concerned with matters relating to mineral extraction and the disposal of waste.

The Status of this Document

- 1.10 The Local Plan has been through several separate stages of public consultation. In March and April 1993, comments were sought on a 'consultation draft' and the plan was amended as appropriate to take account of the views put forward. This amended version was then placed "on deposit" in June 1995 for a period of six weeks during which formal objections and statements of support could be made. The Council considered all representations and published a series of proposed changes to the plan between June and October 1996 - these proposed changes were themselves the subject of public consultation.
- 1.11 Objections to the deposit draft which were not resolved by the proposed changes were heard at a Public Inquiry chaired by an independent Planning Inspector in October and November 1996. In July 1997 the Inspector submitted his report to the Council, in which he made recommendations as to how the Plan should be revised. The report was considered by the Borough Council and proposed modifications were published, which were again the subject of public consultation.
- 1.12 Following the completion of this process, the Local Plan is adopted as the Council's Planning Policy. At adoption, it supersedes the Council's existing policy documents, namely the Boston Local Plan, various non-statutory village plans, and other informal policies.

- 1.13 Legislation requires that development control decisions will in future be made in accordance with an adopted plan, unless material considerations indicate otherwise. This Plan will therefore play a particularly important role in shaping the way the Borough changes over the next ten years.

The Format of the Plan

- 1.14 The Plan is made up of three elements. Firstly, the written statement describes proposals and sets out development control policies. Each chapter deals with a separate subject area, and begins with a discussion of national and Structure Plan policies. Each policy and proposal is accompanied by an explanation of what it is intended to achieve, and how it is to be implemented. Secondly, there is a proposals map which shows areas of land where particular policies and proposals will apply, with detailed information for individual villages and the town being shown on inset maps at a larger scale. Thirdly, the Plan includes Appendices, which provide additional information.
- 1.15 The "Strategy" chapter, which follows, provides a description of the policy framework within which this Plan has been prepared, and also explains the Plan's guiding principles. It is intended to provide a broad context within which the Plan's policies can best be understood.
- 1.16 The "General Development Policies" chapter lists those policies which will apply throughout the Borough and to all forms of development. Subsequent chapters deal with policies and proposals under broad subject headings such as "economic development", "housing" or "recreation and leisure".

STRATEGY

- 2.1 The Borough Local Plan must be prepared within the policy framework provided by Central Government Policy, Regional Planning Guidance, and the Lincolnshire Structure Plan.

Central Government Policy

- 2.2 The Government sets out legislation, and gives advice through circulars and Planning Policy Guidance Notes (PPGs). These following paragraphs set out the broad principles which the Government applies to the planning system.
- 2.3 The Government stresses that the town and country planning system is designed to regulate the development and use of land in the public interest. It must not however place an unreasonable burden on the economy by, for example, delaying or preventing development which would not be against the public interest. A central principle is therefore that development should be allowed unless it would cause demonstrable harm to interests of acknowledged importance. The Government has also indicated that the planning system will, in future, be 'plan-led' i.e. that development control decisions will generally be made in accordance with the Structure and Borough Local Plans.
- 2.4 In addition to promoting appropriate development, the issues which the Government considers to be of particular importance can be summarised as the protection and enhancement of the environment, the preservation of the built and natural heritage, the conservation of the rural landscape, ensuring that development is sustainable and, to a limited extent, the promotion of equity. (N.B. Sustainable development is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs").

Regional Planning Guidance

- 2.5 Regional Planning Guidance (RPG) is issued by central government, having first been advised by a forum of the region's local authorities, and gives strategic advice on the way the region as a whole should grow and develop. The Borough of Boston falls within the East Midlands Region which is made up of the Counties of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire. The East Midlands Regional Planning Forum comprises the county and district councils of this area as well as the Peak Park Joint Planning Board, and it submitted its advice to the Government in January 1992.
- 2.6 In March, 1994, Regional Planning Guidance for the East Midlands Region was issued by the Department of the Environment. The key issues identified are:-
- 1) to establish a strategic framework which provides opportunities for the investment required to support sustainable economic development;

- 2) to direct economic development to areas of greatest need;
- 3) to concentrate development of all sorts at existing urban areas and to encourage the recycling of land in the interests of sustainability;
- 4) to respect environmental constraints;
- 5) to co-ordinate land use and transport policy; and
- 6) to support rural services and enable the diversification of the rural economy.

County Structure Plan

- 2.7 The Structure Plan is produced by the County Council and sets out County-wide strategic planning policies. The original Lincolnshire Structure Plan came into operation in December 1981 and has been reviewed, subject by subject, to look ahead to 2001. Alteration No. 1, which deals with population, housing and settlements was adopted in August 1991, and Alteration No. 2 which deals with employment and shopping, was adopted in January 1994. Alteration No. 3, which deals with the environment, conservation, recreation, the rural economy, tourism, the coast, waste disposal and minerals has not been adopted. The County Council has now begun the process of reviewing the entire Structure Plan once more, with the intention of rolling it forward to 2011, and to take account of changes in national policy which indicate that greater emphasis must be placed on the sustainability of development.
- 2.8 The strategy of the existing adopted Structure Plan is based upon the County Council's expectation that Lincolnshire's population will continue to grow as it did throughout the 1970's and 1980's as a result of net in-migration. The Council's strategy is to welcome and promote this population growth and the new housing development associated with it, as it is expected to bring considerable social and economic benefits. A smaller proportion of the County's total growth is directed to the Borough of Boston than one would expect given its present population. However, the level of growth proposed for this area (300 new homes per year) is still considerably higher than the average rate of housebuilding over the last 20 years.
- 2.9 New housing development is to take place in existing settlements and, although the bulk is directed to the town of Boston, a greater proportion than previously is to go to the Borough's villages. In this way the Borough's rural communities, services and facilities are intended to be sustained.

- 2.10 The strategy for employment is also promotional. Economic development is to be stimulated, particularly in or adjacent to larger urban areas, and thus over 25 hectares of land are required to be made available in the town of Boston for industrial, warehousing and office development. Elsewhere, more modest development will be encouraged, particularly in locations well placed in relation to the strategic road network. The re-inforcement and development of the Borough's ports at Boston and Fosdyke Bridge is also to be encouraged. The diversification of the rural economy is a priority, and this is to be achieved by allowing the establishment of appropriate small scale enterprises in the countryside, particularly in the field of tourism.
- 2.11 The Structure Plan strategy also intends to:
- a) ensure that existing towns remain the focus of social and economic life;
 - b) make increased provision for sport and recreation;
 - c) maintain the quality of the built environment; and
 - d) protect and enhance the Lincolnshire countryside.
- 2.12 The central principle of the strategy is to promote growth throughout Lincolnshire without detracting from the characteristics which make the County attractive.
- 2.13 The County Council also produces an annual Transport Policies and Programme which outlines its transport planning objectives, details the policies and proposals which are being pursued, and assesses the extent to which progress has been achieved in implementing its adopted programme. Under central government's new integrated transport policy, Transport Policies and Programmes are to be replaced by 5 year Local Transport Plans. Government advice now seeks a greater and more explicit degree of linkage between Transport Policies and Programmes/Local Transport Plans and development plan policies and proposals.

The Borough Local Plan Strategy

- 2.14 The Borough Local Plan must be prepared so that it is in broad conformity with the adopted Structure Plan, and the provisions of that document have been centrally important in determining the Local Plan's contents. However, the Structure Plan is presently under review and elements of its strategy, including housing allocations, may be altered. When the Structure Plan review is complete it will be necessary to re-appraise the Local Plan's contents - in particular the allocations of land for housing.
- 2.15 In common with the Regional Planning Guidance and Lincolnshire Structure Plan strategies, the central theme of the Borough Local Plan's strategy is to promote and encourage new development in the Borough, provided it can be accommodated without harming the area's environment and character, and provided it is sustainable. In more detail, the strategy aims to:

- 1) consolidate the economic base of the Borough and provide for a greater quantity and range of employment opportunities;
- 2) provide the maximum range and choice of shopping facilities while re-enforcing the role of Boston town centre;
- 3) provide for the maximum possible freedom of movement compatible with principles of sustainability;
- 4) allow for the development of a range of new housing, sufficient to satisfy anticipated demand over the Plan period;
- 5) ensure that housing land is not over-allocated, in order to preserve flexibility for future review of the Plan;
- 6) maximise recreational opportunities;
- 7) promote the conservation and enhancement of the built and natural environment;
- 8) minimise intrusion of development into open rural locations whilst allowing those developments essential for the strengthening and diversification of the rural economy;
- 9) provide a high quality of development as well as meeting quantitative requirements;
- 10) ensure that new development provides adequate associated facilities such as car parking and play areas;
- 11) ensure a balance between development opportunities and environmental considerations.

2.16 In accordance with Government advice, the Local Plan was subjected to an Environmental Appraisal (in January 1996). The Appraisal allows the Plan's likely environmental impacts to be systematically and objectively weighed up. It assesses the impact of each of the Local Plan's policies against thirteen criteria, such as biodiversity, transport energy efficiency, quality of air, water and soil, or local environmental quality. It also assesses the services available in each of the Borough's settlements, in order to weigh up the impact which the allocation of housing or employment land would be likely to have upon journey lengths and choice of transport mode.

2.17 The full results of the Appraisal are available for inspection at the Borough Council's offices, but a brief summary follows. The majority of policies were found to have a neutral or weak positive impact upon the criteria. Where negative impacts were found, policies were re-examined to see whether improvements could be made. The Appraisal found that, in general, the town and larger villages were the most sustainable location for new housing or employment land allocations - these settlements could offer shorter trip distances to services and facilities, and private car use is not encouraged to the same degree as in smaller settlements. In this respect, the Appraisal supported the Local Plan's development land allocations, which are heavily focused into the Borough's larger settlements.

2.18 Where appropriate, a more detailed discussion of the Appraisal's findings is included in the introductions to the chapters which follow, or in the explanations to individual policies.

Monitoring and Review

2.19 The Town and Country Planning Act 1990 requires the Borough Council to monitor matters which may be expected to affect the development or planning of its area. Such monitoring allows the Council to assess whether or not the Plan is achieving its stated aims, and helps to identify where review is necessary. In the case of many chapters of the Plan, success or failure cannot be quantified, and here monitoring will consist of assessing:

- The use of policies in development control decision-making.
- Whether policies are supported at appeal.
- The number and type of departures from the Plan.
- Whether there are development proposals regularly being put forward for which the Plan does not provide explicit guidance.
- Whether policies require review following the publication of new Planning Policy Guidance Notes, Regional Planning Guidance, or Structure Plan guidance.

2.20 In other cases, monitoring can be more quantifiable. Thus, the success or failure of the Plan's policies and proposals for the following topics will be monitored using the following information:

2.21 Employment

- Monthly unemployment data.
- Data from the Annual Employment Survey.
- The take-up of allocated employment land.
- Vacancy rates of industrial premises.
- The number, type and location of employment-related outstanding planning permissions.

With this information, the Council will be able to assess whether Structure Plan requirements relating to the identification of employment land are being met, and whether unemployment is being reduced, and the Borough's employment base widened.

2.22 Shopping

- Vacancy rates of retail premises.
- Changes in retail floor space in and out of the town centre.
- Pedestrian flows.
- Retail rents.
- The number, type and location of retail planning permissions.

With this information, the Council will be able to assess whether the vitality and viability of Boston's town centre is being maintained and enhanced, whilst maintaining or broadening the range and choice of shopping facilities.

2.23 Transport

- The availability of public transport services.
- Car parking provision and use.
- Travel to Work data from the Censuses of Population.

With this information, the Council will be able to assess whether transport choice is increasing, and whether people's transport behaviour is changing. This data will also inform decisions regarding the appropriate locations for new development.

2.24 Housing

- Completions of new homes-their locations and type.
- The number and location of new homes with outstanding planning permission.
- The take-up of allocated housing land.
- The relative proportions of allocated/windfall sites and greenfield/brownfield sites being developed.

With this information, the Council will be able to assess whether a five year housing land supply is being offered, whether Structure Plan requirements are being met, and whether new house building is taking place in the most sustainable way possible.

GENERAL DEVELOPMENT POLICIES

Introduction

- 3.1 The policies of this Chapter set out the criteria against which all development proposals will be assessed. They deal with matters of central importance to any development: safety (access and sewage disposal); amenity (of neighbours and the public in general); the needs of the users of the development (accessible layouts); and its relationship with the natural environment. Further criteria relating to specific types of development are set out in the Plan's later Chapters.
- 3.2 The environmental appraisal showed that the policies of this chapter were likely to have a neutral or positive impact upon the appraisal criteria, and no amendment stemming from the appraisal's findings was felt to be appropriate.

amenity

G1 PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WILL NOT SUBSTANTIALLY HARM THE AMENITIES OF OTHER NEARBY LAND USERS OR RESIDENTS, OR THE GENERAL CHARACTER OF THE AREA BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.

Explanation

- 3.3 Some proposed uses create pollution (including noise) or result in unacceptable traffic flows. Other proposed developments include buildings which would be incompatible with an area's character. Where such problems are likely to be severe, planning permission will not normally be granted. Other proposed developments would have a harmful effect upon the amenities of neighbours by, for example, curtailing privacy or daylight. Whilst the planning system is intended to protect the public interest rather than the private interest of one person against the activities of another, considerations of this sort may be relevant since the protection of private interests is one aspect of the public interest as a whole.

wildlife
and
land-
scape
resources

G2 PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS WHICH WILL HAVE A SIGNIFICANT ADVERSE IMPACT UPON EXISTING LANDSCAPE, WILDLIFE AND VEGETATION RESOURCES.

Explanation

- 3.4 Although the Borough is an area of comparatively little ecological or landscape diversity or interest (except for the Wash), the Borough Council wishes to ensure that development is sustainable, and that decisions made today do not deny future generations the best of today's environment. It is therefore important to preserve variety where it exists.

- 3.5 Existing landscape and wildlife resources (if any) should therefore be incorporated into development proposals, where this is appropriate. Alternatively, where a proposal involves unavoidable loss or damage to existing resources, planning permission may be granted if the provision of alternative habitats and/or features is to be made within or close to the application site.

foul and
surface
water
disposal

G3 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHERE THE PROPOSED MEANS OF DISPOSING OF THE RESULTANT FOUL AND SURFACE WATER ARE UNSATISFACTORY.

Explanation

- 3.6 Large areas of the Borough, including some settlements, are wholly or partially unsewered and elsewhere sewerage systems and sewage treatment works are becoming overloaded. The sewage and surface water run-off generated by new development cannot therefore always be accommodated under existing conditions.
- 3.7 Developers must make it clear in their planning applications how they propose to deal with the foul and surface water associated with their development. Foul and surface water drainage infrastructure should be provided in a co-ordinated manner, as opposed to a piecemeal approach. Foul drainage must be to a foul sewer whenever possible. The Borough Council will be advised by the Environment Agency, Internal Drainage Boards and Anglian Water as to whether these proposals are satisfactory.

safe-
guarding
the water
environ-
ment

G4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WILL HAVE AN ADVERSE EFFECT ON THE WATER ENVIRONMENT, OR THE QUALITY OF SURFACE OR GROUND WATER.

Explanation

- 3.8 Water is a vital and limited resource. Contamination of surface and groundwater must therefore be prevented. Furthermore, rivers, other watercourses, ponds and wetlands are important landscape features in this area and also represent important wildlife resources. They are worthy of protection and, in the interests of ensuring that development is sustainable, the Borough Council will not normally permit proposals which will harm these features.
- 3.9 The Borough Council will be advised by the Environment Agency on these matters. Guidance on the Environment Agency's role and policies with respect to groundwater protection is available in its publication 'Policy and Practice for the Protection of Groundwater', and a broader explanation of the area's key water management issues is provided by the Environment Agency's 'Lower Witham Catchment Management Plan'.

flood
protection

G5 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH THREATEN THE EFFECTIVENESS OF LAND DRAINAGE SYSTEMS OR RIVER OR SEA DEFENCES, UNLESS MITIGATING MEASURES ARE UNDERTAKEN AS PART OF THE DEVELOPMENT.

Explanation

3.10 Much of the Borough is potentially at risk from flooding, and defences are in place to protect farmland and settlements from inundation. New development must not put itself or other property or people at risk from flooding. The Borough Council will be advised by the Environment Agency and Internal Drainage Boards on these matters.

3.11 In addition to any planning permission, the consent of the Environment Agency (including at second and third line sea defences) and Internal Drainage Boards is required for any works in, over, under or near their maintained systems. Similarly, the consent of the Environment Agency or Internal Drainage Boards (together with the Borough Council) is required for the culverting or filling in of watercourses. The Environment Agency has a general presumption against culverting except to provide reasonable access over a watercourse, and may require mitigating/compensatory works for loss of habitat.

vehicular
and
pedestrian
access

G6 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHERE THE PROPOSED MEANS OF PEDESTRIAN AND VEHICULAR ACCESS ARE UNSATISFACTORY.

Explanation

3.12 The layout of roads and footpaths within a new development, and the means of access onto the road and footpath network must meet safety and functional requirements. The Borough Council will be advised by the County Council as to whether proposals are satisfactory.

accessible
environ-
ments

G7 PLANNING PERMISSION WILL NOT BE GRANTED FOR NON-RESIDENTIAL DEVELOPMENTS WHICH INCLUDE AN EXTERNAL LAYOUT WHICH WOULD BE UNSUITABLE FOR PERSONS OF RESTRICTED MOBILITY.

Explanation

- 3.13 Around 3,500 people in the Borough are estimated to suffer severe mobility problems. This represents 6% of the total population. Part M of the Building Regulations places a requirement on developers of most non-domestic buildings to design the internal layout with the needs of such people in mind. However, if the outdoor environments of non-residential developments are not equally carefully designed they can be inaccessible for people with restricted mobility. Others, such as people with children in pushchairs, or carrying large amounts of shopping may also find poorly designed developments difficult to use.
- 3.14 This policy requires all non-residential developers to give careful consideration to road and footpath layout, relationships between buildings, and the location and design of street furniture, planting schemes, signs, parking facilities, etc., to ensure that disabled or elderly people, and people with pushchairs will not find the external layout inaccessible.

air and
soil
resources

G8 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WILL HAVE AN ADVERSE EFFECT UPON THE QUALITY OF AIR OR SOIL SUCH AS TO LEAD TO:-

- 1) **HARM TO LOCAL LIVING OR WORKING CONDITIONS OR THE OPERATION OF NEARBY LAND USES;**
- 2) **HARM TO THE NATURAL FLORA AND FAUNA OF INTEREST IN THE LOCALITY; OR**
- 3) **ADDED CONSTRAINTS ON FUTURE DEVELOPMENTS IN THE AREA.**

Explanation

- 3.15 Air and soil resources are, like water resources, finite and are vital to life. Developments which pollute air or soil resources can have an immediate impact upon neighbours and the area's natural flora and fauna. Longer term impacts can also be caused which will constrain future development in the area, eg ground contamination can greatly limit uses to which a site can be put in future. In the interests of ensuring that development is sustainable, the Borough Council will not normally permit proposals which will harm these resources.

agricultural
land

G9 APART FROM PROPOSALS ASSOCIATED WITH AGRICULTURE OR FORESTRY, PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT ON THE BEST AND MOST VERSATILE AGRICULTURAL LAND UNLESS THERE IS A STRONG CASE FOR THE DEVELOPMENT WHICH OVERRIDES THE NEED TO PROTECT SUCH LAND. WHERE DEVELOPMENT IS PERMITTED ON THE BEST AND MOST VERSATILE LAND IT SHOULD, WHERE POSSIBLE, USE THE LOWEST GRADE OF LAND SUITABLE FOR THE DEVELOPMENT.

Explanation

- 3.16 Paragraph 2.17 of PPG7 makes it clear that agricultural land of grades 1, 2 and 3a is the best and most versatile land in the country, and that it is a national resource for the future. Because of its special importance, considerable weight should be given to the protection of this land from development.
- 3.17 In Boston Borough, virtually all the agricultural land is shown on MAFF's Agricultural Land Classification Maps as being of grades 1 or 2, and most development will therefore involve the loss of 'best and most versatile' land. However, the Borough Council will be concerned to ensure that, where possible, land of the lowest possible grade is used, and that land is not wastefully developed.

external
lighting
schemes

G10 FULL PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH INCLUDE A SCHEME OF EXTERNAL LIGHTING, UNLESS THE PROPOSED LIGHTING SCHEME:

- 1) **IS THE MINIMUM REQUIRED TO UNDERTAKE THE TASK;**
- 2) **WILL NOT PREJUDICE HIGHWAY SAFETY;**
- 3) **WILL NOT SUBSTANTIALLY HARM THE AMENITIES OF NEARBY LAND-USERS; AND**
- 4) **WILL NOT SUBSTANTIALLY HARM THE CHARACTER OF THE AREA**

WHERE NECESSARY TO SAFEGUARD AMENITY OR TO PREVENT THE WASTEFUL USE OF ENERGY RESOURCES, CONDITIONS WILL BE ATTACHED TO PLANNING PERMISSIONS, REQUIRING THE EXTINGUISHMENT OF LIGHTS NOT REQUIRED FOR SAFETY OR SECURITY AT AN APPROPRIATE CURFEW TIME.

Explanation

- 3.18 Whilst external lighting is an essential part of many developments (for safety or security reasons, or to enhance the night-time character of the development) it can also have negative impacts. Badly designed schemes can erode the character of the area, affect the amenities of those living in the area, or can dazzle or distract drivers on nearby roads.
- 3.19 There are a number of guidelines which, if followed, can help to ensure that a proposed lighting scheme will be acceptable.
- 1) No more lighting than is needed to meet the scheme's safety, security or amenity tasks should be proposed. Excessive lighting is more likely to cause 'light pollution' and is wasteful of finite energy resources, i.e. it is not sustainable.
 - 2) A scheme should be designed to prevent the spread of light outside the site.
 - 3) The lighting equipment proposed should minimise the spread of light near to or above the horizontal, and should ensure that the main beams of light directed towards any potential observer are kept below 70° from the vertical.
 - 4) It should be borne in mind that different areas have different characters, and lighting schemes should take account of this. A scheme which would be acceptable in a town centre location (which are generally brightly-lit) might not be appropriate in a residential area, where it would be likely to harm both residential amenity, and the character of the area. Similarly, a scheme which would be acceptable in an urban location, may not be acceptable on a rural or edge-of-settlement site. The Borough Council will be particularly concerned to ensure that proposals for lighting schemes will not erode the night-time character of the countryside.
- 3.20 It may be appropriate, to safeguard amenity or to prevent the wasteful use of energy resources, to ensure that some lighting schemes (or some elements of a lighting scheme) are turned off at a particular time. Where this is an issue, the Borough Council will achieve the necessary control by placing an appropriate condition on the planning permission.

ECONOMIC DEVELOPMENT

Introduction

- 4.1 Central Government advice (Planning Policy Guidance Note 4) stresses that industrial and commercial development is vital to the expansion of the economy and employment, and requires local authorities to adopt a positive approach to planning for these types of development. Thus, development should be prevented or restricted only where this serves a clear planning purpose and the economic effects have been taken into account.
- 4.2 Local authorities are required to ensure that sufficient land is available on a variety of sites in order to meet the differing practical needs of the various types of industrial and commercial concerns. It is also stressed that there are many types of businesses which can be carried out in rural and residential areas without causing unacceptable disturbance. In rural areas in particular, there is a need to introduce new uses in order to diversify the rural economy and provide new employment in replacement of the jobs steadily being lost in agriculture.
- 4.3 The County Council's strategy is to promote economic growth throughout the County. It stresses that the Borough Council must identify an adequate range and supply of land for potential industrial, business and office development. Major key locations (Boston, in the case of the Borough) are identified where more than 25 hectares of land must be found, and the strategy also indicates that additional provision should be made elsewhere on sites suitably located in relation to the strategic road and rail network. Land required for the development of the Borough's ports should also be identified.
- 4.4 Additionally, the strategy encourages the establishment of appropriate small scale enterprises in the rural area to assist in the diversification of the rural economy. In the interests of flexibility, the development of 'windfall' sites within and adjacent to settlements is allowed for, and provision is made for the occasional large, 'one-off' development which cannot be foreseen.
- 4.5 Although unemployment in the Borough is below the County, Regional and National rate, there is still cause for concern. It is also apparent that the Borough's economy relies upon a relatively small number of businesses, and employment is concentrated in a few industrial sectors. Employment in the Borough could therefore be very vulnerable to a sudden down-turn in the demand for the products of any one of these businesses, or industrial sectors.
- 4.6 It is therefore the Borough Council's strategy to strengthen the Borough's economy by encouraging the retention of existing businesses, but also to broaden the Borough's economic base. This will make the area less dependent upon so few industries, and should also improve the range of job opportunities on offer.

- 4.7 Individual policies relating to tourist uses appear elsewhere in the Plan (policies T5, R3, R4, R8, R9, R11, R12 and CO6). The need for further policies will be considered when a tourism strategy for the Borough has been finalised.
- 4.8 The policies of this chapter, although positive and promotional, are all intended to, at the same time, ensure that the Borough's environment, amenities and character are protected. The policies allow for:
- a) the consolidation of existing firms and the Borough's ports, by allowing their development;
 - b) the establishment of new businesses on a very wide range of sites, catering for all types of employer;
 - c) the development of 'windfall' and 'one-off' sites.
- 4.9 The Council is committed to the economic development of the Borough and has therefore set up an Economic Regeneration Panel.
- 4.10 The environmental appraisal noted that all proposed industrial/commercial areas are sited within the town or larger villages. In these locations, labour is available within relatively short distances. Journeys to work may therefore be expected to be shorter, and private car use is minimised.

develop-
ment in
industrial/
commercial
areas

ED1 IN EXISTING AND PROPOSED INDUSTRIAL/COMMERCIAL AREAS SHOWN ON THE PROPOSALS MAP, PLANNING PERMISSION WILL BE GRANTED FOR NEW INDUSTRIAL OR COMMERCIAL DEVELOPMENT, OR EXTENSIONS TO EXISTING BUILDINGS, PROVIDED THAT INDIVIDUAL DEVELOPMENTS:

- 1) **WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WOULD SIGNIFICANTLY HARM THE ENVIRONMENT, LOCAL LIVING OR WORKING CONDITIONS, OR THE OPERATION OF NEARBY LAND USES;**
- 2) **WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO THEIR NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;**

- 3) **WILL NOT CAUSE AN UNACCEPTABLE DETERIORATION IN THE QUALITY OF UTILITY SERVICES ELSEWHERE; AND**
- 4) **WILL NOT ADVERSELY AFFECT THE WASH SSSI OR SITES OF LOCAL NATURE CONSERVATION INTEREST.**

Explanation

- 4.11 Thirty-four areas of land are identified on the Inset Maps as existing industrial/commercial areas, on which most of the Borough's larger industrial employers are located.
- 4.12 A further nine sites are shown as proposed industrial/commercial areas. These are as follows:-
- (1) Extension to Riverside Industrial Estate, Marsh Lane, Boston - 75.85 ha; plans for this site should include facilities for public transport, cycling, and pedestrian access.
 - (2) Land off New Hammond Beck Road, Boston - 4.89 ha
 - (3) Land off Spalding Road, Boston - 1.26 ha
 - (4) Land off Woodside Road, Kirton - 1.29 ha; (N.B. Any development on this site will be served via the existing development off London Road)
 - (5) Land off King Street, Kirton - 0.575 ha
 - (6) Land off Wash Road, Kirton - 2.34 ha
 - (7) Extension to existing industrial area off Spalding Road, Sutterton - 1.8 ha
 - (8) Land at Station Road, Sutterton - 3.52 ha
 - (9) Land off Station Road, Swineshead - 1.74 ha
- 4.13 The existing industrial/commercial areas vary greatly - some are almost completely occupied, whilst others still contain much land for development, and some are occupied by only one or two very large enterprises whilst others are home to many smaller businesses. They offer very different types of environment and opportunity for employers, and it is felt that with the addition of the nine proposed industrial/commercial areas an appropriate site or building is available for almost every type of business.

- 4.14 This includes a wide variety of uses, namely offices, research and development, studios, laboratories, high-tech, light industry, general industry, wholesale warehouses and repositories. However, some of the identified sites are closely bordered by residential properties and care must be taken not to significantly harm the amenities of these nearby land users. In these circumstances therefore, only uses which will not cause unacceptable noise, dust, smell, etc, will be allowed. Developers will also need to give consideration to the character of the industrial/commercial area itself, and developments or uses which will greatly detract from an area's environment will not be granted planning permission.
- 4.15 Retail uses are not generally considered suitable for industrial/commercial areas, and this is addressed in Policy ED4.
- 4.16 Rural Development Commission funding may be available in the shape of grants, on certain sites for the provision of small starter units and conversion of existing buildings for industrial/commercial use within the rural part of the Borough , which excludes the parishes of Wyberton and Fishtoft as well as Boston.

develop-
ment of
ports

ED2 IN AREAS OF PORT RELATED DEVELOPMENT SHOWN ON THE PROPOSALS MAP (BOSTON, TOWN CENTRE AND FOSDYKE INSETS) PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WHICH IS ASSOCIATED WITH THE PORT'S ACTIVITIES, PROVIDED THAT:

- 1) **THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS;**
- 2) **THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;**
- 3) **THE PROPOSAL WILL NOT CAUSE AN UNACCEPTABLE DETERIORATION IN THE QUALITY OF UTILITY SERVICES ELSEWHERE; AND**
- 4) **THE PROPOSAL WILL NOT ADVERSELY AFFECT THE WASH SSSI OR SITES OF LOCAL NATURE CONSERVATION INTEREST.**

Explanation

- 4.17 The Borough's Ports are significant local employers, and opportunities for further development may result from the creation of the Single European Market. For this reason the Borough Council will not allow land which is likely to be needed for port related development to be used for any other purpose.

develop-
ment of
the
business
park

ED3 ON THE PROPOSED BUSINESS PARK SITE SHOWN ON THE PROPOSALS MAP (BOSTON INSET), PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENTS FALLING WITHIN CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AND FOR RECREATIONAL AND HOTEL FACILITIES, PROVIDED THAT:

- 1) THE PROPOSAL FORMS PART OF A COMPREHENSIVE AND INTEGRATED SCHEME FOR THE DEVELOPMENT OF THE WHOLE, OR A SUBSTANTIAL PART, OF THE SITE;**
- 2) THE PROPOSAL INCLUDES A SATISFACTORY AND SUBSTANTIAL LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT, WHICH CONTRIBUTES TO AN ATTRACTIVE AND UNIFIED SETTING FOR THE PARK AS A WHOLE; AND**
- 3) THE DESIGN, LAYOUT AND MATERIALS OF ANY NEW BUILDINGS ARE OF A HIGH QUALITY AND CONTRIBUTE TO AN ATTRACTIVE APPEARANCE FOR THE PARK AS A WHOLE.**

Explanation

- 4.18 Despite the wide variety of environments the Borough can offer to potential employers, a site for high quality, high-tech industrial and office uses has not previously been available. The designation of this 13.57 hectare site to the north of Boardsides for development as a business park is intended to complement the town's existing employment areas by offering a different sort of working environment.

- 4.19 Existing sites have largely been developed in a piecemeal fashion, but it is intended that this new area should be developed according to a comprehensive scheme which includes substantial landscaping proposals and a rational layout. Therefore, any proposals should form part of a comprehensive and integrated scheme previously agreed by the Borough Council. In this way it is envisaged that the best use will be made of the land to generate employment, and that the area will benefit from an environment of high quality. To this end the design of individual buildings, proposed to be constructed on the business park will also be closely scrutinised.

retail
uses in
employ-
ment
areas

ED4 IN EXISTING AND PROPOSED INDUSTRIAL/COMMERCIAL AREAS, AREAS OF PORT RELATED DEVELOPMENT AND THE PROPOSED BUSINESS PARK SITE SHOWN ON THE PROPOSALS MAP, PLANNING PERMISSION WILL NOT BE GRANTED FOR RETAIL PROPOSALS (FALLING WITHIN CLASSES A1, A2 AND A3 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987). EXCEPTIONS MAY BE MADE IN THREE CASES:

- 1) **RETAIL USES WHICH ARE MORE APPROPRIATELY SITED IN AN EMPLOYMENT AREA THAN A SHOPPING AREA;**
- 2) **MINOR RETAIL USES WHICH CATER EXCLUSIVELY FOR THE NEEDS OF THE AREA'S WORKFORCE DURING THEIR WORKING DAY; OR**
- 3) **RETAIL USES WHICH ARE ANCILLARY TO AN INDUSTRIAL BUSINESS IN AN EMPLOYMENT AREA.**

Explanation

- 4.20 Other policies in this Plan deal with the appropriate location of retail development and state that, with certain exceptions, retail developments will be located in the town centre. It is also the Council's aim to make the best use, in terms of employment generation, of the land designated for industrial purposes. Therefore, only retail uses ancillary to an industrial firm, retail uses which would be inappropriate elsewhere (such as exhaust or tyre fitting centres), and those minor retail uses which will deal only with the daily needs of the area's workforce (such as cafes, food take-aways or newsagents) will be permitted. The term 'employment area' is used to describe areas allocated in the plan for industrial/commercial purposes, business park and port-related development.

development in the area of mixed use

ED5 IN THE AREA OF MIXED USE SHOWN ON THE PROPOSALS MAP (TOWN CENTRE INSET), PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL, RETAIL AND COMMERCIAL USES, AND USES FALLING WITHIN CLASS B1 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987, PROVIDED THAT:

- 1) THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS; AND**
- 2) THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.**

Explanation

4.21 This part of High Street has traditionally had a very mixed character, with residential, retail, commercial and industrial uses successfully co-existing. The removal of trunk road traffic from High Street has increased the potential for development, and proposals for a variety of uses will normally be allowed, provided the interests of neighbouring residents are not significantly harmed.

small developments within or next to settlements

ED6 WITHIN OR IMMEDIATELY ADJACENT TO A SETTLEMENT, PLANNING PERMISSION WILL BE GRANTED FOR SMALL SCALE INDUSTRIAL OR COMMERCIAL DEVELOPMENT ON LAND NOT SPECIFICALLY ALLOCATED FOR THESE USES, PROVIDED THAT:

- 1) THE PROPOSED MEANS OF PEDESTRIAN AND VEHICULAR ACCESS ARE SATISFACTORY;**
- 2) THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS; AND**

3) THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.

Explanation

4.22 It is not expected that all new industrial or commercial undertakings will be established on existing or proposed industrial/commercial areas. This policy aims particularly to encourage local investment and the formation of new small businesses, which often do not require an industrial estate location. It is intended to allow for job creation on a small scale to meet local needs and it is felt to offer particular opportunities for the introduction of businesses into rural communities, which can assist in the diversification of the rural economy. Enterprises which will erode amenities or harm the appearance of an area will not however be permitted.

4.23 Where development is being considered in the town centre, reference should also be made to Policy RTC6, RTC7 and RTC8.

developments in the countryside

ED7 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW INDUSTRIAL OR COMMERCIAL DEVELOPMENT ON SITES IN THE COUNTRYSIDE SHOWN ON THE PROPOSALS MAP WHICH ARE NOT ADJACENT TO A SETTLEMENT. EXCEPTIONALLY, HOWEVER, PLANNING PERMISSION MAY BE GRANTED FOR SUCH A DEVELOPMENT WHERE:

- 1) THE PROPOSAL WILL BRING NEW EMPLOYMENT ON A SCALE SIGNIFICANT TO THE BOROUGH;**
- 2) THE PROPOSAL COULD NOT READILY BE LOCATED ON AN APPROPRIATE ALLOCATED SITE OR WITHIN OR ADJACENT TO A SETTLEMENT ELSEWHERE IN THE BOROUGH;**
- 3) THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS;**

- 4) **THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;**
- 5) **THE PROPOSED MEANS OF PEDESTRIAN AND VEHICULAR ACCESS ARE SATISFACTORY;**
- 6) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT; AND**
- 7) **THE PROPOSAL WILL NOT ADVERSELY AFFECT THE WASH SSSI OR SITES OF LOCAL NATURE CONSERVATION INTEREST.**

Explanation

4.24 The protection of the countryside from unnecessary development is one of the central concerns of this Local Plan. Therefore, new industrial or commercial development will not normally be permitted away from the edges of settlements. However, where a large employer cannot be satisfactorily located on any of the sites allowed for in previous policies, an exception to this rule may be made. Even then, a developer would need to show that amenities would not be harmed, and a landscaping scheme designed to minimise the proposal's impact on the countryside would be required. The policy relates only to large scale developments which often have special locational requirements, for example in relation to access or transport facilities. The economic benefit of such a development should not be lost to the Borough because no suitable site has been allocated. Generally, new employment in excess of 100 jobs would need to be provided for a proposal to be eligible for consideration under this policy.

4.25 It is expected that developments will only rarely be justified within the terms of this policy.

4.26 NB. The term "settlement" refers to a town, village or hamlet, i.e. a collection of dwellings and other buildings, which is not shown as countryside on the Proposal or Inset Maps.

office
develop-
ment

ED8 WITHIN THE GENERAL BUSINESS AREA AND MAIN RIDGE EAST SHOPPING AREA SHOWN ON THE PROPOSALS MAP (BOSTON TOWN CENTRE INSET), PLANNING PERMISSION WILL BE GRANTED FOR OFFICE DEVELOPMENT OF A SCALE APPROPRIATE TO THE LOCALITY, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT CAUSE OR SIGNIFICANTLY AGGRAVATE TRAFFIC PROBLEMS; AND**
- 2) **WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER NEARBY LAND USERS OR RESIDENTS.**

Explanation

4.27 Office based work provides a significant proportion of jobs in the Borough and is a source of job opportunities which is likely to grow in the future. However, any proposed development should not conflict with Policies RTC6, RTC7 and RTC8. Larger scale office based employment is likely to be accommodated within existing and proposed industrial/commercial areas and the proposed business park.

expansion
of existing
firms

ED9 PLANNING PERMISSION WILL BE GRANTED FOR THE EXTENSION OR REDEVELOPMENT OF EXISTING INDUSTRIAL OR COMMERCIAL ENTERPRISES PROVIDED THAT THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE ENVIRONMENTAL, AMENITY, TRAFFIC OR PARKING PROBLEMS, OR AGGRAVATE EXISTING PROBLEMS.

Explanation

4.28 Employment growth occurs far more frequently as a result of the expansion of existing businesses than it does through the establishment of a new firm in an area. The Borough Council will therefore allow the extension of existing firms, provided the use is not already causing problems, and the extension will not cause unacceptable harm to amenity or the environment, and will be acceptable in terms of access and car parking.

4.29 If the proposed expansion of a firm on its existing site would not be acceptable, the Borough Council will attempt to assist in the firm's relocation to another more suitable site elsewhere in the Borough.

4.30 The redevelopment of existing industrial or commercial premises is also acceptable in order to promote flexibility, economic development, and the most productive use of previously developed land.

transport
depots and
lorry
parks

ED10 PLANNING PERMISSION WILL BE GRANTED FOR THE PROVISION OF A TRANSPORT DEPOT OR LORRY PARK WHERE:

- 1) **THE PROPOSED SITE IS WELL RELATED TO THE MAIN ROAD NETWORK;**

- 2) **THE PROPOSED MEANS OF PEDESTRIAN AND VEHICULAR ACCESS ARE SATISFACTORY;**
- 3) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT;**
- 4) **THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE AMENITIES OR INTERESTS OF OTHER NEARBY LAND USERS OR RESIDENTS; AND**
- 5) **THE PROPOSAL WILL NOT CAUSE UNACCEPTABLE HARM TO THE CHARACTER OF THE LOCALITY DUE TO ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.**

A TRANSPORT DEPOT OR LORRY PARK WILL NOT NORMALLY BE GRANTED PLANNING PERMISSION IN A RESIDENTIAL NEIGHBOURHOOD.

Explanation

4.31 The Borough's Ports and food production/processing businesses have a large haulage sector associated with them, and this sector is a significant employer. However transport depots and lorry parks demand large areas of land and can cause substantial disturbance to the area around them. They must therefore be located where they will cause the least possible harm to amenity and the character of an area (this will generally mean that they are inappropriate in residential areas). Any proposals must be accompanied by a complementary landscaping scheme.

4.32 Any site proposed for use as a transport depot or lorry park must also be very well chosen in its relationship to the highway network. Vehicular access must be satisfactory, and the site must be close to the main road network in order to avoid the need for heavy vehicles to use unsuitable minor roads.

renewable
energy

ED11 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT THAT WILL PROVIDE A RENEWABLE ENERGY SOURCE, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT SIGNIFICANTLY HARM THE APPEARANCE OR CHARACTER OF THE AREA;**

- 2) **WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE ENVIRONMENT, LOCAL LIVING OR WORKING CONDITIONS, OR THE OPERATION OF NEARBY LAND USES;**
- 3) **WILL NOT CHALLENGE THE VISUAL DOMINANCE OF THE TOWER OF ST. BOTOLPH'S CHURCH OVER BOSTON'S SKYLINE, AND**
- 4) **WILL NOT ADVERSELY AFFECT THE WASH SSSI OR SITES OF LOCAL NATURE CONSERVATION INTEREST.**

Explanation

- 4.33 There is increasing pressure nationally for the generation of energy from a variety of renewable energy sources. The Council supports in principle the exploitation of renewable energy as a 'clean' form of energy.
- 4.34 Renewable energy is the term used to cover those energy flows that occur naturally and repeatedly in the environment - energy from the sun, the wind and the oceans, and the fall of water. The heat from within the earth itself, geothermal energy, is usually regarded as renewable, although locally it cannot always sustain continuous extraction. Plant material is an important source of renewable energy. Combustible or digestible industrial, agricultural and domestic waste materials are also regarded as renewable sources of energy.
- 4.35 Government policy is to stimulate the development of renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable in order to contribute to diverse, secure and sustainable energy supplies, the reduction in the emission of pollutants and the encouragement of internationally competitive industries.
- 4.36 Government advice on renewable energy and on wind energy in particular, is set out in PPG22 and its associated annex on wind energy. This emphasises the importance of balancing the need for the generation of energy from renewable sources with the impact of a proposed development on the local environment.
- 4.37 The Council acknowledges that renewable energy sources can potentially contribute to energy needs in a significant and sustainable way. Renewable energy sources offer the hope of increasing diversity and security of supply, and of reducing harmful emissions to the environment.

4.38 The aim of the planning system is to secure economy, efficiency and amenity in the use of land in the public interest. The Council's policy towards developing renewable energy sources must be weighed carefully with its continuing commitment to policies for protecting the local environment. The Council acknowledges the advice in PPG22 that proposals to harness renewable energy can display a variety of factors peculiar to the technology involved. Moreover such schemes can have particular locational restraints since, in many cases, the resource can only be harnessed where it occurs. The Council will need to consider both the immediate impact of renewable energy projects on the local environment and their wider contribution to reducing emissions of greenhouse gases.

4.39 Due to the character of the fen landscape it is important that the impact of development proposals is carefully assessed and balanced with the contribution that the development would make to meeting energy needs.

tele-
communic
ation
develop-
ments

ED12 PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENTS, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT CAUSE SERIOUS DAMAGE TO THE APPEARANCE OR CHARACTER OF THE AREA;**
- 2) **WILL NOT CHALLENGE THE VISUAL DOMINANCE OF THE TOWER OF ST. BOTOLPH'S CHURCH OVER BOSTON'S SKYLINE; AND**
- 3) **WILL NOT CAUSE SIGNIFICANT AND IRREMIEDIABLE INTERFERENCE WITH OTHER ELECTRICAL EQUIPMENT.**

IF THESE CRITERIA ARE NOT SATISFIED, THE COUNCIL, IN DECIDING WHETHER TO REFUSE PLANNING PERMISSION, WILL TAKE ACCOUNT OF:-

- 4) **THE LIMITATIONS IMPOSED BY THE NATURE OF THE TELECOMMUNICATIONS NETWORK AND TECHNOLOGY; AND**
- 5) **THE PROPOSAL'S CONTRIBUTION, IF ANY, TO THE EFFICIENT DEVELOPMENT OF THE NETWORK; AND THE FEASIBILITY OF LESS DAMAGING ALTERNATIVES, SUCH AS MAST SHARING.**

Explanation

- 4.40 Communications technology is assuming an increasingly important role in people's lives and the nation's economy. These technologies include telephone and radio communications systems, and broadcast television and radio networks, but are increasingly broadening to include newer technologies such as driver information systems. In an area like Boston Borough, good telecommunications can help to attract new businesses, and help existing business to be competitive. They can also offer new choices in entertainment and reduce the need to travel - i.e. they can contribute to ensuring that development is sustainable.
- 4.41 Although the Borough Council welcomes telecommunications developments in principle, the erection of masts or antennae can have a major impact upon the appearance of the area. However, if the benefits of a proposal are significant, and the chosen site is the only one which can meet the developer's needs, the Borough Council will have to weigh the proposal's positive factors against its negative environmental impacts. It is the Government's policy to facilitate the growth of new and existing systems. In order to achieve a full and national network, there may be limited options regarding the siting, nature, and design of necessary equipment. In all cases, the Borough Council will expect a proposal to include all practical measures to mitigate the development's impact, e.g. design, colour painting, mast sharing, or landscaping ancillary development.
- 4.42 The Radio Communications Agency has statutory powers to deal with problems of radio interference with other electrical equipment. However in some exceptional circumstances where there is genuine local concern regarding full and clear evidence of likely significant radio interference, it may not be possible to find a solution.
- 4.43 In such cases it may be necessary to refuse planning permission, having first given due weight to criterion 4 and 5, and the availability of other controls to deal with the problem.
- 4.44 The Council is concerned to preserve the visual dominance over the Boston skyline of the tower to St Botolphs Church ("The Stump"), which is one of the highest church towers in the country, and one of the major landmarks of the East of England.

RETAIL AND TOWN CENTRE

Introduction

- 5.1 Boston is the major shopping centre for East Lincolnshire with a shopping catchment population of approximately 80,000. However, its significance is not limited to retailing. It is also the administrative, business and social centre for the area. Boston town centre has a rich architectural heritage which for many embodies the identity of the district and its people.
- 5.2 Government policy advice regarding retailing was revised in June 1996 as Planning Policy Guidance Note No 6 - Town Centres and Retail Developments. The Government advises that new retail development should sustain and enhance the vitality and viability of the town centre, while ensuring that facilities are easily accessible to those without a car.
- 5.3 When the location of new retail developments is being considered, preference is to be given to town centre sites, then to edge of centre sites and district and local centres. Only where there are no appropriate central sites available, should out of centre sites be considered. Where there is no need or capacity for further developments, there will be no need to identify additional sites.
- 5.4 Government advice also stresses the need for town centre management, production of town centre strategies, traffic management strategies for town centres, the encouragement of investment in town centres, and the promotion of a wide range of activities, particularly with reference to the “evening economy”.
- 5.5 The Local Plan strategy is therefore to:
 - a) facilitate appropriate retail development within the town centre;
 - b) facilitate edge of centre development at suitable sites where there is an identified need;
 - c) allow for development providing for bulky comparison goods shopping to meet an identified need at appropriate edge of centre and out of centre locations that are accessible by a choice of means of transport.
 - d) increase the attractiveness of the town centre through a programme of environmental works, traffic management, improved parking and an effective maintenance programme;
 - e) support the viability of the town centre by encouraging a mix of uses whilst restricting prime retail frontages to a high proportion of retail uses, primarily those in Class A1 of the Use Classes Order.
 - f) provide for appropriate retailing in villages and the countryside:

- 5.6 The Council is committed to the principle of town centre management and with the assistance of Single Regeneration Budget funding has established the full-time post of Town Centre Manager, in partnership with the private sector.
- 5.7 The environmental appraisal of the draft local plan indicated the generally positive environmental impact of retail and town centre policies. Policy RTC3 and RTC4 may have mildly adverse impacts, but significant retail developments on the fringe of the town will only occur if appropriate central sites cannot be found. Mildly negative impacts might also result from Policy RTC11, concerning retail development in the countryside. However, the policy aims to keep the scope and scale of rural activities within acceptable limits.

retail
develop-
ment in
town
centre

RTC1 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL DEVELOPMENT WITHIN THE TOWN'S GENERAL BUSINESS AREA AS DEFINED ON THE PROPOSALS MAP (TOWN CENTRE INSET) PROVIDED THAT:

- 1) **THE SUBMITTED SCHEME WILL NOT CAUSE OR SIGNIFICANTLY AGGRAVATE ADVERSE TRAFFIC CONDITIONS ON THE PUBLIC HIGHWAY;**
- 2) **THE SCALE AND ARCHITECTURE OF THE PROPOSALS IS IN KEEPING WITH THE EXISTING CHARACTER OF THE TOWN CENTRE; AND**
- 3) **THE PROPOSALS DO NOT INVOLVE AN ELEMENT OF DEMOLITION WHICH IS SIGNIFICANTLY DAMAGING TO THE CHARACTER OF THE AREA.**

TWO SITES HAVE BEEN IDENTIFIED ON THE PROPOSALS MAP (TOWN CENTRE INSET) AS BEING APPROPRIATE FOR SCHEMES OF RETAIL REDEVELOPMENT. PLANNING PERMISSION WILL BE GRANTED FOR SUCH SCHEMES IN ACCORDANCE WITH THE CRITERIA SET OUT ABOVE.

Explanation

- 5.8 New investment in modern shopping facilities is required in order to maintain and enhance the attractiveness of the town centre (General Business Area) to shoppers and to new retailers. Improved facilities will reduce the demand for travel to alternative centres. Two substantial sites have been identified for retail development in the town centre within the plan period. Such developments are required to enhance the quality and range of shopping in the town and the Council will consider the need for compulsory purchase for the purpose of land assembly should the need arise following full but unsuccessful negotiation between developers and landowners.
- 5.9 At present it seems unlikely that further major town centre developments will be required in the Plan period. Nevertheless the Council will grant planning permission for variations of existing schemes, or alternative development, provided that the proposals comply with the terms of the policy. Developments which represent a process of improvement or renewal of existing floorspace will also be supported in principle.
- 5.10 Although the Council recognises the need for new retail development, planning permission will not be granted where serious traffic problems are expected and cannot be overcome through an appropriate traffic management scheme. Planning permission would also be refused if the character of the town centre were to be damaged by proposals which involve the demolition of important buildings or the erection of buildings which were insensitively designed or out of scale with their surroundings.

retailing on
the edge of
the General
Business
Area

RTC2 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL DEVELOPMENT ON SITES ON THE EDGE OF THE GENERAL BUSINESS AREA PROVIDED THAT:

- 1) ALL POTENTIAL TOWN CENTRE OPTIONS HAVE BEEN THOROUGHLY ASSESSED AND THAT THE PROPOSED DEVELOPMENT CANNOT BE SATISFACTORILY ACCOMMODATED WITHIN THE GENERAL BUSINESS AREA;**
- 2) THE PROPOSED DEVELOPMENT WILL SUSTAIN OR ENHANCE THE VIABILITY OF THE TOWN CENTRE;**
- 3) THE SUBMITTED SCHEME WILL NOT CAUSE OR SIGNIFICANTLY AGGRAVATE ADVERSE TRAFFIC CONDITIONS ON THE PUBLIC HIGHWAY;**
- 4) THE SCALE AND ARCHITECTURE OF THE PROPOSAL IS IN KEEPING WITH THE EXISTING CHARACTER OF THE TOWN CENTRE; AND**

5) WHERE THE SITE LIES WITHIN A CONSERVATION AREA, THE PROPOSALS DO NOT INVOLVE AN ELEMENT OF DEMOLITION WHICH IS DAMAGING TO THE CHARACTER OF THE CONSERVATION AREA.

Explanation

- 5.11 Where possible, new retail development is to be accommodated within the designated General Business Area, in accordance with the provisions of policy RTC1. However, if there is no appropriate site available within the General Business Area, planning permission may be granted on sites on the edge of that area provided that the development will function as part of the town centre. Edge of centre shopping proposals should be within an easy walking distance of the main shopping frontages of the town and should be able to function as an integral part of the town centre. Accordingly, 'on the edge of the General Business Area' is defined as outside but bordering the General Business Area or within 300 metres walking distance of the Market Place or Strait Bargate. However, such distance may be reduced to 200 metres when there are significant barriers to pedestrian movement.
- 5.12 Although PPG6 (paragraph 3.13) notes that in small centres of historic towns, an edge of centre site may be suitable for food retailing, criterion 1 above will still apply. Car parking provided in conjunction with such a development may be used by those also having business elsewhere in the town centre. However, depending on the individual circumstances of particular proposals, it may be necessary to impose conditions controlling the types of goods which may be sold in order to prevent any detriment to the vitality or viability of the town centre.
- 5.13 The Council will need to be satisfied that any proposed development will not cause an undue deterioration in traffic conditions on local highways and also that the design of the new development is appropriate to its vicinity and to the character of the town.

edge of town shopping development

RTC3 PLANNING PERMISSION FOR SHOPPING DEVELOPMENTS ON SITES THAT ARE NEITHER WITHIN NOR ON THE EDGE OF THE GENERAL BUSINESS AREA WILL NOT BE GRANTED UNLESS IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL THAT:

- 1. TOWN CENTRE AND EDGE OF CENTRE SITES HAVE BEEN THOROUGHLY ASSESSED AND THE PROPOSED DEVELOPMENT CANNOT BE SATISFACTORILY ACCOMMODATED WITHIN THE GENERAL BUSINESS AREA OR ON A SITE ON THE EDGE OF THE GENERAL BUSINESS AREA;**
- 2. THE PROPOSAL WOULD NOT UNDERMINE THE VIABILITY AND VITALITY OF THE TOWN CENTRE;**

3. **THE SITE OF THE PROPOSAL IS GENUINELY ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT;**
4. **THE ADDITIONAL TRAFFIC WHICH THE DEVELOPMENT WOULD GENERATE CAN BE SATISFACTORILY AND SAFELY ACCOMMODATED BY THE SURROUNDING ROAD NETWORK;**
5. **THE PROPOSAL WOULD NOT CAUSE A SUBSTANTIAL OR DAMAGING VISUAL INTRUSION INTO THE COUNTRYSIDE;**
6. **NO SERIOUS LOSS OF AMENITY WOULD BE CAUSED TO NEIGHBOURING RESIDENTS;**
7. **THERE IS A HIGH QUALITY OF DESIGN OF BOTH BUILDINGS AND LANDSCAPE; AND**

PLANNING PERMISSIONS WILL BE SUBJECT TO CONDITIONS WHICH RESTRICT THE RANGE OF GOODS TO BE SOLD, TO THE EXTENT NECESSARY TO PROTECT THE VITALITY AND VIABILITY OF THE TOWN CENTRE.

Explanation

- 5.14 Retail development schemes will receive planning permission on sites away from Boston town centre where the proposed development cannot be satisfactorily accommodated on sites either within or adjacent to the designated General Business Area, where site conditions are appropriate and where the development proposed will not individually or cumulatively threaten the viability of the town centre as a whole. A definition of an edge of General Business Area site is contained in the explanation to Policy RTC2. The Council will therefore need to consider whether a proposal is likely to:
- a) undermine the strategy set out at paragraph 5.5
 - b) discourage future private sector investment in the town centre
 - c) result in a change in the quality, attractiveness, character, role or physical condition of the town centre
 - d) lead to a reduction in the range of services provided in the town centre
 - e) result in an increase in the number of vacant shops in the primary shopping area.

- 5.15 The identity and history of Boston is, in large measure, found within the town centre and it is of vital importance that its economic base is sustained and enhanced. The Council recognises that the community may be well served by modern forms of retailing although good access needs to be provided not only for the car-borne customer, but also for those using public transport, cycling or walking. Nevertheless a site removed from the General Business Area may be appropriate for a large store selling bulky goods, as good car access and on site car parking may be essential yet impossible to achieve on sites within or on the edge of the General Business Area.
- 5.16 Where such a planning permission is granted, conditions will be applied to restrict the range of goods to be sold in order to prevent substantial diversion of trade from the town centre. The kinds of out-of-centre retailing likely to cause such a diversion include various comparison goods (such as clothing, footwear, jewellery, books, kitchenware and toys), and also food stores or pharmacies which serve catchments extending well beyond their immediate locality.

Chain
Bridge
retail area

RTC4 WITHIN THE CHAIN BRIDGE RETAIL AREA AS SHOWN ON THE PROPOSALS MAP (BOSTON INSET) PLANNING PERMISSION WILL BE GRANTED FOR:

- 1) **LIMITED RETAIL DEVELOPMENT OF A TYPE WHICH WILL NOT UNDERMINE THE VIABILITY AND VITALITY OF THE TOWN CENTRE AS A WHOLE; OR**
- 2) **OFFICE, LIGHT INDUSTRIAL AND WAREHOUSE USES.**

PLANNING PERMISSION WILL BE GRANTED FOR THE CONSTRUCTION OF NEW BUILDINGS AND EXTENSIONS TO EXISTING BUILDINGS WHICH ARE OF AN APPROPRIATE SCALE AND DESIGN.

PLANNING PERMISSIONS WILL BE SUBJECT TO CONDITIONS WHICH RESTRICT THE RANGE OF GOODS SOLD, TO THE EXTENT NECESSARY TO PROTECT THE VITALITY AND VIABILITY OF THE TOWN CENTRE.

Explanation

- 5.17 Major out of centre retailing has become concentrated on the western side of the town, close to the junction of the A52 and A1121. It is proposed that the area should continue to fulfil this role, though other forms of employment may be introduced. Further limited development will be allowed within the existing area of development provided that the vitality and viability of the town centre is not put at risk. The types of retailing likely to be the subject of restrictive conditions are the same as those set out in the explanation to Policy RTC3. The designated area is already well developed, and any development permitted within the terms of this policy will normally relate to small extensions to existing buildings, changes of use and removal or amendment of conditions.

Main
Ridge
East
shopping
area

RTC5 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL AND OTHER COMMERCIAL DEVELOPMENT IN THE MAIN RIDGE EAST SHOPPING AREA, AS SHOWN ON INSET MAP 29, PROVIDED THAT THE DEVELOPMENT:

- 1) **WOULD NOT UNDERMINE THE VIABILITY AND VITALITY OF THE TOWN CENTRE AS A WHOLE;**
- 2) **WOULD NOT CAUSE SERIOUS LOSS OF AMENITY TO NEIGHBOURING RESIDENTS; AND**
- 3) **WOULD RESPECT THE GENERALLY DOMESTIC SCALE OF EXISTING PROPERTIES FRONTING MAIN RIDGE EAST.**

Explanation

- 5.18 Main Ridge East, lying to the east of the A16 Trunk Road (John Adams Way), contains a significant concentration of retail and other commercial activities. It is intended that these activities should continue to grow and develop provided that individual proposals are of an appropriate scale and design, and do not seriously affect neighbouring residential property.

prime
shopping
frontages

RTC6 PLANNING PERMISSION FOR CHANGES OF USE INVOLVING LOSS OF GROUND FLOOR RETAIL FLOORSPACE WILL NOT BE GRANTED FOR PREMISES FRONTING STRAIT BARGATE, PART OF WIDE BARGATE AND PART OF THE MARKET PLACE, SHOWN ON THE PROPOSALS MAP (TOWN CENTRE INSET) AS PRIME SHOPPING FRONTAGES.

Explanation

5.19 At times the town centre has been subject to significant increases in non-retail activities. This process has been accompanied by concern that the attraction of prime shopping frontages may be significantly weakened if too many non-retail uses are introduced. Offices, restaurants and other service trades need to be accommodated in the town centre. However, Policies RTC6 and RTC7 will be used to ensure that such uses are accommodated without damaging the basic retail attraction of the town's main shopping frontages. Policy RTC6 provides a higher degree of protection from non-retail uses for the pedestrian area of Strait Bargate (with parts of Wide Bargate and the Market Place) for the following reasons:

- a) The distinct, car-free environment.
- b) The central location, with very high pedestrian flows.
- c) The high proportion of retail uses.
- d) The high representation of chain stores.

5.20 For the purposes of this policy, non-retail uses shall include: cafes, public houses, restaurants, take-away food shops, and amusement arcades, in addition to offices and non-commercial uses. Planning permission may however be granted for changes of use to non-retail purposes if the proposal includes the return of other premises of equivalent size in the same area, to retail use.

other
prime
shopping
frontages

RTC7 PLANNING PERMISSION FOR CHANGES OF USE INVOLVING LOSS OF RETAIL FLOORSPACE WILL NOT BE GRANTED IN OTHER PRIME SHOPPING FRONTAGES, AS INDICATED ON THE PROPOSALS MAP (TOWN CENTRE INSET), WHERE A CONCENTRATION OF NON-RETAIL USE IS LIKELY TO THREATEN THE RETAIL CHARACTER OF THE FRONTAGE. PLANNING PERMISSION WILL THEREFORE BE REFUSED FOR CHANGE OF USE OF SHOPS TO NON-RETAIL USES WHERE MORE THAN 25% OF THE FRONTAGE CONCERNED IS ALREADY IN NON-RETAIL USE, OR WOULD BE IN NON-RETAIL USE FOLLOWING ANY GRANT OF PLANNING PERMISSION.

Explanation

5.21 The Boston Local Plan adopted in 1984 has effectively protected a larger area of prime retail frontage than that indicated in Policy RTC6. It is intended that protection should continue. Therefore planning permission will not normally be granted for a change out of retail use in any of the frontages set out below, where 25% of the frontage (by linear measurement) is already out of retail use, or would become so if the proposal under consideration was implemented. Proposals for change of use should be calculated in terms of their effect on the individual frontages as follows:

- a) 1-15 Market Place
- b) 16-31 Market Place
- c) 41-50 Market Place
- d) Dolphin Lane - North side
- e) Dolphin Lane - South side

5.22 For the purposes of this policy non-retail uses shall include:

cafes, restaurants, take-away food shops and amusement arcades, in addition to offices and non-commercial uses.

Town
Centre
land uses

RTC8 WITHIN THE GENERAL BUSINESS AREA, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR RETAIL, LEISURE, OFFICE, AND RESIDENTIAL DEVELOPMENT, PROVIDED THAT:

- 1) **A PROPOSED NON-RETAIL DEVELOPMENT DOES NOT INTERRUPT A SHOPPING FRONTAGE IN SUCH A WAY AS TO ADVERSELY AFFECT THE RETAIL CHARACTER OF THE AREA;**
- 2) **NO GROUND FLOOR RETAIL FLOORSPACE IS LOST IN STRAIT BARGATE, THAT PART OF WIDE BARGATE LYING TO THE SOUTH EAST OF SILVER STREET, OR THAT PART OF THE MARKET PLACE INDICATED ON THE PROPOSALS MAP (TOWN CENTRE INSET) AS BEING SUBJECT TO POLICY RTC6;**
- 3) **WHERE THE PROPOSED DEVELOPMENT LIES WITHIN AN "OTHER PRIME SHOPPING FRONTAGE" AS INDICATED ON THE PROPOSALS MAP (TOWN CENTRE INSET) NOT MORE THAN 25% OF THE FRONTAGE CONCERNED IS ALREADY IN NON-RETAIL USE OR WOULD BE SO FOLLOWING THE GRANT OF PLANNING PERMISSION; AND**
- 4) **THE SCALE AND ARCHITECTURE OF THE PROPOSALS IS IN KEEPING WITH THE EXISTING CHARACTER OF THE TOWN CENTRE.**

Explanation

5.23 The vitality of a town centre can be greatly enhanced by the presence of a rich variety of different uses, attracting visitors both during the day and in the evening. The presence of residential accommodation, especially on upper floors where it does not interrupt commercial frontages, can add to the liveliness and economic viability of the area. However, non-retail uses will not be allowed to disrupt or threaten the cohesion, viability or character of existing shopping frontages. For the purposes of this policy non-retail uses shall include: cafes, restaurants, take-away food shops and amusement arcades, in addition to offices and non-commercial uses.

office,
leisure and
entertainment
uses

RTC9 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF OFFICES OR FOR ENTERTAINMENT OR LEISURE FACILITIES ATTRACTING LARGE NUMBERS OF PEOPLE ON SITES REMOVED FROM THE TOWN CENTRE, PROVIDED THAT IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL THAT:

- 1) ALL TOWN CENTRE AND EDGE OF CENTRE SITES HAVE BEEN THOROUGHLY ASSESSED AND THE PROPOSED DEVELOPMENT CANNOT BE SATISFACTORILY ACCOMMODATED ON A SITE WITHIN (OR ON THE EDGE OF) THE GENERAL BUSINESS AREA;
- 2) THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE EVENING ECONOMY OF THE TOWN CENTRE;
- 3) THE SITE OF THE PROPOSAL IS GENUINELY ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT;
- 4) THE ADDITIONAL TRAFFIC WHICH THE DEVELOPMENT WOULD GENERATE CAN BE SATISFACTORILY AND SAFELY ACCOMMODATED BY THE SURROUNDING ROAD NETWORK; AND
- 5) THERE IS A HIGH QUALITY OF DESIGN OF BOTH BUILDINGS AND LANDSCAPE.

Explanation

5.24 The Council will welcome additional leisure and recreational facilities to the town, together with the employment and services provided in office development. However, where possible, such development should reinforce the economy and the vitality of the town centre, while ensuring that facilities which attract large numbers of people are concentrated in the area with the highest degree of accessibility.

village shops

RTC10 PLANNING PERMISSION WILL BE GRANTED FOR RETAIL DEVELOPMENT WITHIN A VILLAGE PROVIDED THAT:

- 1) **THE PROPOSALS ARE OF A SCALE AND DESIGN APPROPRIATE TO THE SIZE AND CHARACTER OF THE SETTLEMENT;**
- 2) **ACCESS, PARKING AND DRAINAGE ASPECTS OF THE PROPOSAL ARE SATISFACTORY; AND**
- 3) **NO SERIOUS LOSS OF AMENITY WILL BE CAUSED TO NEIGHBOURING RESIDENTS.**

Explanation

5.25 The presence of a shop is important to the social and commercial life of a village. The provision of village shops will therefore receive planning permission where safe access is available, adequate parking facilities can be provided, and where the scale and design of the proposed shop is appropriate to the settlement which it is to serve. The provision of shops within villages will tend to reduce the need for car travel, and therefore assist in achieving the Council's sustainability objectives. The loss of village shops due to development should be avoided if at all possible. The change of use of village shops to non-retail uses is guided by the provisions of Policy CF2 and paragraph 10.5, in the Community Facilities Chapter.

shops in the countryside

RTC11 PLANNING PERMISSION FOR RETAIL DEVELOPMENT IN THE COUNTRYSIDE OUTSIDE THE BOSTON INSET MAP AREA, WILL NORMALLY BE GRANTED ONLY IN THE FOLLOWING CIRCUMSTANCES:

- 1) **A GARDEN CENTRE, WHERE:**
 - i) **THE PROPOSED SITE IS ADJOINING A TOWN OR VILLAGE;**
 - ii) **SAFE ACCESS CAN BE GAINED TO A ROAD OF ADEQUATE CAPACITY;**
 - iii) **ADEQUATE CAR PARKING FACILITIES ARE TO BE PROVIDED;**
 - iv) **AN EFFECTIVE LANDSCAPING SCHEME IS TO BE IMPLEMENTED; AND**
 - v) **THE SCALE OF ANY PROPOSED BUILDINGS AND THE OVERALL OPERATION IS APPROPRIATE TO THE AREA.**

- 2) **SMALL SHOPS PROVIDED IN CONJUNCTION WITH OTHER FACILITIES, SUCH AS CRAFT WORKSHOPS, PETROL FILLING STATIONS AND RECREATIONAL OR TOURIST FACILITIES, WHERE SAFE ACCESS AND ADEQUATE CAR PARKING ARE PROVIDED**
- 3) **THE ESTABLISHMENT OF FARM SHOPS IN THE OPEN COUNTRYSIDE WILL BE PERMITTED, PROVIDED THAT:**
 - i) **NEW BUILDINGS ARE TO BE CONSTRUCTED ONLY WHERE THERE IS NO EXISTING BUILDING SUITABLE FOR THE PURPOSE, AND WHERE THE SCALE AND DESIGN OF THE NEW BUILDING IS APPROPRIATE TO ITS LOCATION AND PURPOSE;**
 - ii) **SALES WILL BE LIMITED TO FARM PRODUCE;**
 - iii) **THE SCALE AND LOCATION OF ACTIVITY IS COMPATIBLE WITH HIGHWAY SAFETY AND THE CHARACTER OF THE IMMEDIATE AREA; AND**
 - iv) **APPROPRIATE CAR PARKING PROVISION IS MADE.**

Explanation

- 5.26 In order to protect the countryside from unnecessary development and increased traffic volumes, planning permission for retail development will be granted only in relation to activities and developments which are already present in the countryside. New buildings should be kept to a minimum however, and it is therefore envisaged that existing buildings will be converted wherever possible.
- 5.27 Where the indicated criteria are satisfied, planning permission may be granted for garden centres which need a substantial site area and can be designed and laid out in such a way as to be visually acceptable on the fringe of settlements.
- 5.28 Where planning permission is granted for a garden centre, a planning obligation (under Section 106) will be sought controlling the range of goods to be sold. These will generally be restricted to plants, equipment, supplies, and materials normally used in domestic gardens. Sales of additional goods, or the provision of further services will be restricted to a nature and scale which is clearly ancillary to the main use as a garden centre.

- 5.29 Farm shops operating from existing buildings and selling produce from the individual holdings only do not require planning permission. Therefore clause 3 of the policy sets out the circumstances under which planning permission will be granted when the intention is to sell produce originating outside the holding. The term "farm produce", for the purpose of clause 3(ii) excludes processed, tinned, bottled or otherwise preserved foods, unless produced as an ancillary activity on a working farm.
- 5.30 Inappropriate advertising material can damage the appearance of the countryside. Therefore advertising may be controlled, together with the retailing operations to be permitted on the site, by means of planning conditions and "obligations" under Section 106 of the Town and Country Planning Act.

sites for
redevelop-
ment

RTC12 WITHIN THE TOWN OF BOSTON, SITES HAVE BEEN IDENTIFIED, AS INDICATED ON THE PROPOSALS MAP (TOWN CENTRE INSET) AS REDEVELOPMENT SITES, WHERE LAND AND/OR BUILDINGS ARE DISUSED OR UNDER-USED. PLANNING PERMISSION WILL BE GRANTED FOR APPROPRIATE DEVELOPMENT SCHEMES WHICH:

- 1) **PRESENT A HIGH QUALITY OF ARCHITECTURAL AND LANDSCAPE DESIGN;**
- 2) **ARE ACCEPTABLE IN TERMS OF ACCESS AND HIGHWAYS CONSIDERATIONS;**
- 3) **HAVE NO ADVERSE IMPACT ON UTILITY SERVICES; AND**
- 4) **DO NOT ADVERSELY AFFECT THE AMENITIES OF THE OCCUPIERS OF ADJOINING PREMISES.**

Explanation

- 5.31 A number of sites in the town are currently lying derelict, disused, or under-used and in some cases are having a serious effect on the appearance of the town and its attractiveness to visitors and potential investors. At the same time, these sites have considerable development potential, and attention is therefore drawn to the following list:

- 1) land adjacent to 32 Wormgate;
- 2) land north of Blenkin Memorial Hall, Wormgate;
- 3) yard at rear of 51 Wide Bargate;
- 4) former poultry market, Wide Bargate;
- 5) land on western side of Pump Square;
- 6) land in Church Street, adjacent to footbridge;
- 7) land at the corner of Bridge Street and High Street;

- 8) frontage land between 35 and 47 High Street;
- 9) Haven Cinema and land at rear, South Square;
- 10) Queen Street/Broadfield Lane depot;
- 11) 71 High Street;
- 12) land in Fydell Street, and adjoining railway land;
- 13) land at Bargate End/Maud Street.
- 14) East Midland Electricity premises and railway land, Sleaford Road.
- 15) land at Spalding Road
- 16) land to the south of the former Johnson's Warehouse, South Square.

5.32 The Borough Council will promote the development of the above sites in the best interests of the town, and for the major sites, will produce development briefs. In the case of the land in Spalding Road, no development will be allowed which would prejudice the retention of the Boston Dock railway route.

5.33 Particular uses are not prescribed for each site although a mixture of uses may be appropriate for many of the sites. Planning applications will be determined according to the criteria set out, and where appropriate a contamination assessment will be required before planning permission can be granted.

5.34 Some sites identified are beyond the boundaries of the designated General Business Area. On these sites proposals for retail development will therefore also need to satisfy the criteria in Policy RTC2 or Policy RTC3, as appropriate.

CAR PARKING AND TRAFFIC MANAGEMENT

Introduction

- 6.1 Central government indicates in PPG12 that development plans should include land-use policies and proposals relating to the development of the transport network and the management of traffic. In Local Plans attention should be concentrated particularly on the proposals made by the Highway Authorities for improving the primary route network and other proposed new roads. Where land needs to be safeguarded for the construction of a new road, the route should be shown on the Proposals Map. Improvements of a non-strategic nature, which relate to the pattern of development proposed in the Local Plan should also be indicated.
- 6.2 Central government, through its Department of Transport, has a responsibility for the trunk roads, which are the country's principal strategic routes. There are two such roads in Boston Borough - the A16T and A17T. The Department has recently completed two major road schemes - the Wigtoft and Sutterton bypass, and a new A16 link between Sutterton and Spalding. These new roads have improved the Borough's road links with other parts, and significantly improved the environment of Wigtoft and Sutterton villages by removing through traffic.
- 6.3 The County Council is the highway authority for all other highways, and also has responsibility for traffic management, and transportation (including public transport). Therefore decisions relating to new road construction, proposed improvements to existing roads, or the emphasis to be placed on different modes of transport (road/rail/pedestrian/bicycle/bus) are not primarily the responsibility of the Borough Council.
- 6.4 The County Council has a strong commitment to the construction of a Boston bypass. Its strategy is to promote the A16T as the strategic corridor to serve East Lincolnshire, and it is therefore lobbying the Department of Transport to develop an A16T to A16T western bypass of the town. An extension of that scheme eastward to the A52 near Leverton could then be promoted by the County Council. However, lines for these routes are not currently identified. Nonetheless, the Borough Council supports this strategy.
- 6.5 Another County Council proposal is a network of cycle routes for the town of Boston. Five routes are proposed, providing links between residential areas and significant destinations such as the town centre, major industrial areas, schools or the Pilgrim Hospital [the proposed routes are shown on the proposals map (Boston and Town Centre Insets)]. The routes will consist of a mixture of specific cycle lanes, crossing facilities at junctions, and signed advisory routes as appropriate. The implementation of parts of these routes has now begun.

6.6 The Borough Council can play a direct role in securing a good transport system for the area by ensuring that new development does not detract from the efficiency of the existing system. The Council is also responsible for the provision of car parking in the Borough, and seeks to provide sufficient well located and convenient car parking spaces to ensure the continued commercial success of the town centre.

6.7 The environmental appraisal showed that the majority of this chapter's policies were likely to have a neutral or weakly positive effect upon the appraisal criteria. However, Policies T3, T4 and T5 were shown to have some likely negative impacts. The policies were re-examined, but the negative impacts were considered to be unavoidable, and consequently no amendment stemming from the appraisal's findings was considered to be appropriate.

T1 ON ALL A-CLASS ROADS IN THE BUILT UP AREA OF THE TOWN OF BOSTON, A NEW ACCESS OR JUNCTION WILL NOT BE PERMITTED UNLESS:

new
accesses
onto
major
roads

- 1) **IT IS IN REPLACEMENT OF AN EXISTING ONE TO BE CLOSED; OR**
- 2) **IT CAN BE DEMONSTRATED THAT THERE WILL BE NO ADVERSE EFFECTS ON THE SAFETY AND CAPACITY OF THE ROAD.**

Explanation

6.8 In the interests of traffic safety and the efficient operation of the road network it is considered desirable to restrict the number of road junctions and private accesses along main roads in the town of Boston.

T2 WHERE A DEVELOPMENT INVOLVES THE CONSTRUCTION OF A NEW ROAD AND/OR FOOTPATH, PLANNING PERMISSION WILL NOT BE GRANTED UNLESS THE PROPOSED ROAD AND/OR FOOTPATH LAYOUT:

roads and
footpaths
in new
develop-
ments

- 1) **PROVIDES FOR ANY PROPOSED THROUGH-ROAD TO BE ACCESSIBLE TO PUBLIC TRANSPORT VEHICLES;**
- 2) **CATERS SATISFACTORILY FOR THE NEEDS OF PEDESTRIANS, CYCLISTS AND PERSONS OF RESTRICTED MOBILITY; AND**
- 3) **RELATES WELL TO THE NATURE AND FORM OF THE DEVELOPMENT, AND THE LOCALITY IN GENERAL.**

Explanation

- 6.9 As well as meeting safety and functional requirements, the layout of roads and footpaths within a new development must cater for the needs of users other than those in private cars. A large proportion of people living in the Borough will continue to be without access to a car for at least part of the day, and the Borough Council therefore wishes to ensure that new developments can be served by buses and are designed with thought for the requirements of cyclists and pedestrians. Thought must also be given to the needs of disabled people, or people with a child in a pram or pushchair.
- 6.10 Finally, the design of roads and footpaths should be complementary to the design of the buildings and landscaping features of a development, and should not detract from the established character of the wider area.

town
centre car
parking

T3 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH WILL LEAD TO THE LOSS OF AN EXISTING CAR PARK SHOWN ON THE PROPOSALS MAP (TOWN CENTRE INSET) UNLESS EQUIVALENT OR BETTER PROVISION HAS BEEN, OR WILL BE, MADE IN AN APPROPRIATE LOCATION BEFORE DEVELOPMENT COMMENCES.

Explanation

- 6.11 The present level of town centre car parking is perceived by many as inadequate to serve present demand. Surveys have in fact shown that provision is more than adequate for all but the five or six peak hours of the week, and compares very favourably with many other equivalent towns. Nonetheless the Borough Council acknowledges that the availability of car parking is one of the crucial elements in ensuring the town centre's continued economic success and wishes to improve provision where possible. It is also undoubtedly true that, as levels of car ownership and use continue to rise, the level of demand for parking spaces will grow over the Plan period. This policy therefore protects existing town centre car parks from development to ensure they remain available for public use.

car
parking
standards

T4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH DO NOT PROVIDE RESIDENTIAL, OPERATIONAL, AND NON-OPERATIONAL PARKING FACILITIES IN ACCORDANCE WITH THE STANDARDS SHOWN IN APPENDIX A. HOWEVER, WITHIN THE GENERAL BUSINESS AREA, AS SHOWN ON THE PROPOSALS MAP (TOWN CENTRE INSET), NON-OPERATIONAL CAR PARKING SPACES WILL NOT BE REQUIRED.

Explanation

- 6.12 Development which generates a need for car parking should generally provide for it. This policy and Appendix A set out the scale of provision which is considered to be appropriate to various types of development.
- 6.13 Operational parking is that which is essential to the operation of a building eg space for lorries servicing commercial premises, or for picking up and setting down passengers. Such provision, and provision for residential parking, should normally be made in all cases, although exceptions may be made in limited circumstances, eg where a relaxation is necessary to allow conversion of a listed building to another use.
- 6.14 Non-operational parking serves vehicles which do not necessarily need to park or wait on the site of a particular premises. This includes both short and long-term parking for employees, shoppers, tourists, business callers and other visitors. Within the General Business Area, a requirement that this type of parking should be provided would not be practical since the necessary space is not always available. Furthermore, the Borough Council does not wish to see a proliferation of haphazard and unrelated car parks within the town centre because it can hinder effective traffic control and have a harmful effect on the environment of this historic area.
- 6.15 Car parking should support the overall locational policies in the development plan. PPG13, paragraph 4.5 indicates that standards of provision in local plans should be set as a range of maximum and operational minimum amounts of parking for broad classes of development and location. The local planning authority, in conjunction with the highway authority, is reviewing current parking standards set out at Appendix A to ensure that they accord with the advice in PPG13.

roadside services

T5 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF ROADSIDE SERVICES SUCH AS RESTAURANTS, HOTELS/MOTELS, CAFES, AND PETROL FILLING STATIONS WHICH SERVE THE NEEDS OF ROAD USERS, PROVIDED THAT:

- 1) SATISFACTORY ACCESS TO THE ROAD NETWORK CAN BE ACHIEVED WITHOUT IMPEDING THE FREE FLOW OF TRAFFIC;
- 2) THE AMENITIES OF OTHER NEARBY LAND USERS OR RESIDENTS WILL NOT BE SIGNIFICANTLY HARMED;
- 3) THE PROPOSAL DOES NOT SIGNIFICANTLY HARM THE CHARACTER OF THE AREA BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;
- 4) THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING

MEANS OF FUTURE MANAGEMENT; AND

5) THE PROPOSED MEANS OF DISPOSING OF THE RESULTANT FOUL AND SURFACE WATER ARE SATISFACTORY.

Explanation

- 6.16 Roadside services are necessary to cater for the needs of road users - fuel, refreshments and accommodation. However, the Borough Council wishes to prevent a proliferation of roadside service developments for two main reasons. Firstly the Council wishes to protect the existing character of the Borough's settlements and countryside, and roadside service developments seldom make a positive contribution to townscape or landscape. Secondly, uncontrolled proliferation of services would introduce unnecessary new access points onto the road network, which would interfere with the free flow of traffic. This is particularly relevant on trunk roads, especially fast stretches of rural trunk roads. Careful control therefore needs to be exercised in the development of new roadside services.
- 6.17 Advice on the location and frequency of roadside services on trunk roads is given in Annex A of PPG13 and paragraphs 14 and 15 of Circular 4/88.

taxi
businesses

T6 PLANNING PERMISSION WILL NOT BE GRANTED FOR THE ESTABLISHMENT OF A TAXI BUSINESS UNLESS:

- 1) **ADEQUATE PARKING AND TURNING FACILITIES ARE PROVIDED WITHIN THE APPLICATION SITE FOR ALL VEHICLES TO BE BASED AT THE SITE;**
- 2) **THE SCALE AND NATURE OF THE USE WILL NOT CAUSE ANY SIGNIFICANT DETERIORATION IN AMENITY, DUE TO VISUAL INTRUSION, NOISE OR DISTURBANCE;**
- 3) **ADEQUATE AND SAFE VEHICULAR ACCESS IS PROVIDED; AND**
- 4) **THE USE WILL NOT ATTRACT ROADSIDE PARKING WHICH WILL SIGNIFICANTLY PREJUDICE ROAD SAFETY OR EASE OF ACCESS.**

Explanation

- 6.18 Applications for the establishment of taxi businesses arise frequently, and are often controversial. Thus, whilst taxi businesses are to be welcomed in principle because they provide a service for the community and contribute to the local economy, they can be a source of problems for neighbours. This policy sets out the main criteria against which proposals will be judged but, where a radio mast is to be erected, the provisions of Policy ED12 will also be relevant.
- 6.19 Where it is unclear whether a proposal will have a harmful effect on its neighbourhood, permission will normally be granted for a temporary period only (e.g. one year), until it becomes clear whether or not the use is acceptable.

docks
railway
line

T7 THE FUTURE USE OF THE BOSTON DOCKS RAILWAY LINE AS A TRANSPORT ROUTE WILL BE SAFEGUARDED. DEVELOPMENT AFFECTING THE EXISTING LINE (SHOWN ON THE TOWN CENTRE INSET OF THE PROPOSALS MAP) WILL BE PERMITTED ONLY IF IT IS LINKED WITH A DIVERSION OF THE LINE WHICH IS ACCEPTABLE AND RETAINS ITS POTENTIAL AS A TRANSPORT ROUTE TO THE DOCKS.

Explanation

- 6.20 The line of the railway route to Boston Docks is shown on the Town Centre Inset Map. Land adjacent to this line is under-used or unused, and proposals for its redevelopment are likely to be made. It is important that any redevelopment proposals should not prevent the continued use of the line as a transport route to the Docks.
- 6.21 The route is most likely to be of use as a rail link, and indeed a freight rail service to the Dock is presently in operation. However, for several years, rail services ceased but even if (at some future time) they end on a permanent basis, the route may be of use as a link for a different transport mode, and is worthy of continuing protection.

HOUSING

Introduction

- 7.1 The provision of sufficient land to meet an area's housing needs is one of the principal roles of a District Local Plan. Central Government advice stresses that a local planning authority must aim to ensure that at least five years' supply of housing land is available for building at any one time, and that a choice of site sizes and locations should be on offer. It is further stressed that sites must be genuinely free from planning, physical, economic or ownership constraints.
- 7.2 The Government's Planning Policy Guidance Note No. 3 (Revised) indicates that, where possible, housing development should be encouraged on unused or derelict land within settlements as this can assist in urban regeneration, remove eyesores, and reduce pressure for development on greenfield sites. However, sites which contribute positively to the character of a settlement should be protected from development.
- 7.3 Where development is necessary on greenfield sites it must be integrated, in terms of scale and location, with the existing pattern of settlement, and neighbouring land uses. In fact PPG3 (Revised) stresses that development must always respect the existing character of a settlement, and in every case the creation of ribbon development or a fragmented pattern of development should be avoided. Furthermore, the PPG acknowledges that some settlements cannot be further developed without causing unacceptable harm to their character.
- 7.4 Where the continued expansion of existing settlements would be unsatisfactory, PPG3 (Revised) indicates that the creation of new settlements may be an appropriate alternative. However, new settlements will be appropriate only where they are promoted by the local authority and would lead to positive environmental improvements.
- 7.5 The Government feels that it may be appropriate for local authorities to try to control the density at which new housing is developed. Any such policy must, however, be flexible enough to allow for differing site characteristics and to accommodate a range of housing types. The development of any substantial area of housing can present an opportunity for the creation of new areas of publicly accessible open space.
- 7.6 Housing need is not however simply a question of numbers of houses built or their locations, and thus the Government suggests that local plans can make a contribution to meeting the special needs of small households and the disadvantaged. To this end, the existing housing stock can be adapted to make it more appropriate for the changing requirements of the population. The Government also accepts that local planning authorities may wish to encourage the provision of affordable housing to meet local needs in two ways. Firstly, on housing sites allocated in a local plan, a planning authority may negotiate with developers for the inclusion of an element of low cost housing. Secondly, in rural areas, small sites within or adjoining villages which would not normally be developed for housing may be released for affordable housing.

- 7.7 In its Alteration No. 1 to the Structure Plan the County Council expects the population of Boston Borough to grow up to 2001. It therefore calculates that 3,900 new homes will be needed in the Borough between 1988 and 2001, which gives an average building rate of 300 dwellings per year. Of these, 2,250 are to be built in the town of Boston, with the remainder being built in and around a wide variety of the Borough's villages. It is, however, acknowledged that not all villages are the same in terms of their capacity to accept additional growth. It is also decided that new settlements are not appropriate in Lincolnshire, as they may detract from the prosperity and viability of existing centres. Other policies cover the following issues:
- ribbon or scattered development should be avoided
 - low cost housing for local needs may exceptionally be permitted on sites which would not normally be released for housing
 - the best agricultural land should not be built upon unless there is no other site suitable for the purpose.
- 7.8 The County Council has recently begun the process of reviewing its Structure Plan and, although the housing strategy seems likely to remain positive and promotional, the distribution of new housing development between districts and between settlements may be altered. It is therefore likely that the Local Plan's housing allocations will need re-appraisal soon after they are adopted. In order to allow the Borough Council the flexibility it may need to respond to changes in the Structure Plan it is important that housing land is not over-allocated in this Local Plan.
- 7.9 Nevertheless the Borough Council supports the County Council's present strategy of welcoming population growth, and believes that such growth can help in the economic regeneration of the area. Thus the Local Plan identifies sufficient housing land to meet the Structure Plan's requirements. It also allows for the development of suitable small sites within existing settlements, and for those alterations to the housing stock which will be necessary to adapt it to the population's changing needs.
- 7.10 Policies are included to protect the environment of existing residential areas and to encourage the highest possible standards of design in new developments. Furthermore the Plan allows for the provision of housing to meet the specialised needs of the single, the disabled, the elderly and those on low incomes.
- 7.11 The Environmental Appraisal found that the majority of the chapter's policies would be likely to have a neutral or positive impact upon the appraisal criteria. In the case of Policy H4, there was found to be a potential weak negative impact upon renewable natural resources, and in the case of Policy H7 potential negative impacts upon renewable natural resources, transport energy efficiency and landscape. The policies were re-examined in the light of these findings, but the potential negative impacts were found to be unavoidable, and outweighed by the benefits offered by the policies.

allocated
housing
sites

H1 PLANNING PERMISSION WILL BE GRANTED FOR ACCEPTABLE PROPOSALS FOR THE RESIDENTIAL DEVELOPMENT OF LAND SHOWN AS HOUSING SITES ON THE PROPOSALS MAP.

Explanation

- 7.12 Areas of land are shown on the proposals map as ‘housing sites’. The principle of housing development on these sites has been accepted, but potential developers will still need to ensure that the details of their proposals are acceptable in terms of other Local Plan policies. In all cases, consideration will need to be given to the provisions of Policies H3 and T4, and the policies of the General Development Chapter. Depending upon the location and size of the housing site, the provisions of other policies will be relevant, eg T1, T2, H4, H5, H6, C1, C6, C7, C8, C12, C18, C19, C20, C23 etc.
- 7.13 The bulk of new housing development is proposed to take place in the town of Boston and in the Borough’s larger villages - Kirton, Sutterton, Swineshead, Old Leake, Butterwick and Wrangle. The intention is that growth in these locations will consolidate and strengthen these settlements, assist in retaining and adding to their existing facilities, and bolster their economies. The concentration of house building into the Borough’s larger settlements will also help to restrict the impact of development upon the countryside, and will reduce travel distances between homes and places of employment or services, which will hopefully reduce car borne journeys. To this end, development is also directed, where appropriate, to settlements which enjoy a reasonable level of public transport service (which tend in general to be the larger settlements). The Environmental Appraisal confirmed that the town and larger villages are the most sustainable location for new house-building.
- 7.14 Lower levels of growth are proposed for medium-sized settlements such as Fishtoft, Leake Commonside and Bicker, as they are not of a size or character to absorb large-scale development without significant environmental damage. In most other settlements, although no ☺housing sites☑ have been identified, limited growth is expected to take place through the development of frontage plots/windfall sites. These types of development are also expected to play a role in the growth of the Borough’s larger settlements.
- 7.15 The Local Plan’s provisions for housing development must accord with the requirements of the adopted Structure Plan. As paragraph 7.7 mentioned, Alteration No. 1 to the Structure Plan requires that this Local Plan should make provision for the construction of around 2,250 dwellings in the town of Boston, and 1,650 in the rural area (between 1st January 1988 and 31st December 2000). The following calculations and notes show how the Local Plan’s housing proposals accord with these Structure Plan requirements.

<u>Housing Requirements</u>	URBAN	RURAL
Structure Plan requirements	2,250	1,650
Deduct: Number of completions (1/1/88 - 31/12/95) (i)	1,217	731
Number under construction (31/12/95)	25	16
Small sites/windfall allowance (ii)	25	40
Gives: The preliminary residual requirement	983	863
Re-apportion to reflect urban focus (iii)	+ 100	- 100
Gives: The re-apportioned residual requirement	1,083	763
Add: A flexibility allowance (iv)	(10%) 108	(20%) 153
Gives: The total requirement	1,191	916

<u>Housing Supply</u>	URBAN	RURAL
Number of dwellings with planning permission (31/12/95) (v)	1,088	721
Deduct: Sites which are unlikely to come forward (vi)	146	80
Add: Capacity of allocated sites (vii)	422	446
Gives: The total supply	1,364	1,087

<u>Shortfall/Surplus</u>	URBAN	RURAL
Total Supply	1,364	1,087
Deduct: Total requirement	1,191	916
Gives: Shortfall/surplus	+ 173	+ 171

NOTES

i) Number of completions

In the first eight years of the Structure Plan period, housing completions have not run at the rates sought. In the urban area, the Structure Plan envisaged around 173 dwellings being built each year, but the actual achieved rate has been 152 p.a. (A 12% shortfall). In the rural area, the rate sought is 127, but that achieved has been 91 p.a. (a 28% shortfall).

ii) Small sites/windfall allowance

The calculations include an allowance for dwellings to be built on sites within the built-up areas of the town and villages which do not presently have planning permission for housing development, and which the Local Plan does not specifically allocate as housing sites - these are known as windfall sites. During the first five years of the Local Plan period (1/1/91 - 31/12/95) 101 dwellings were built in the urban area on unallocated sites of 9 or less and, as at 31.12.95, 137 of the dwellings with planning permission were on such sites. In the rural area, such windfall sites play a more significant role, accounting for 177 completions and 197 outstanding permissions.

An assumption must be made of the contribution which windfall housing sites will make to housing provision in the remaining five years of the Plan period. It is reasonable to assume that landowners and developers will continue to identify additional opportunities for windfall developments in both the town and rural area. However, it must be expected that the number of such developments will fall off as opportunities are progressively exhausted. The Local Plan's windfall allowance errs on the side of caution, in order to avoid the underprovision of housing land, and therefore assumes that opportunities will tail off swiftly. The assumption is that 25 dwellings will be built in the town on sites which presently do not have the benefit of planning permission and which are not specifically allocated for development. In the rural area, where windfall developments are more common, it is assumed that their contribution will be a further 40 dwellings.

iii) Reapportionment to reflect urban focus

The urban/rural split of the residual requirement is to be re-apportioned for the following reasons:

- a) The current housing land requirements of the Structure Plan were prepared before the publication of PPG13 (in March 1994), paragraph 3.2 of which states that the Structure Plan should seek to allocate the maximum amount of housing to existing larger urban areas (market towns and above) where they are or can be easily accessible to facilities.....and to a range of transport provision.
- b) Demand for housing is greatest in the urban area, with 63% of housing completions since 1988. The Structure Plan requirements are more likely to be met if development opportunities are concentrated in the area of highest demand.

- c) The approved Structure Plan indicates a 58% - 42% urban/rural split in housing allocations in the Borough, whereas the Structure Plan Consultation Draft (published in May 1996) indicates a 66% - 34% split. However, without an element of re-apportionment, the residual requirement is 53% urban and 47% rural, due to the higher rate of up-take in the urban area. The re-apportionment of 100 houses from the rural allocation to the urban would restore an approximate 58%-42% urban/rural split for the residual requirement, more in line with established Structure Plan strategy.

iv) Flexibility Allowance

Inevitably some allocated sites and sites with planning permission will not be developed during the Plan period, or will be developed at a lower density than was expected. The calculations assume a flexibility allowance to compensate for such occurrences. In the urban area, an allowance of 10% is included but in the rural area, where housing completions have fallen further short of anticipated rates, an allowance of 20% is included.

It should be noted that the Borough Council has made other adjustments over and above these allowances to discount specific sites with planning permission which are considered very unlikely to come forward during the Plan period, or which seem unlikely to be developed at the density for which they have permission (see (vi) below).

v) Number of dwellings with planning permission

In most cases the Borough Council has not needed to make any assumptions about the capacities of sites with planning permission. In the case of full permissions, the number of dwellings to be built is stated and, even in the case of outline permissions, applicants often give their assessment of the site's capacity. Such figures have been used in the calculations wherever they are available.

Where an applicant's assessment is not available, the Borough Council has generally assumed that sites in the town will be developed at a density of 23 dwellings to the hectare, and in the rural area at a density of 20 to the hectare (since developments here have tended to be at lower densities). Appendix B to the Plan gives details of those sites with planning permission for 10 or more dwellings (those areas of land shown as housing sites on the Inset Maps). The Council's assumptions about each site's capacity are clearly set out in this Appendix.

vi) Sites which are unlikely to come forward

Four sites with planning permission are considered very unlikely to come forward for development during the Plan period, and they are therefore discounted for the purposes of these calculations. The sites in the town are:

- a) Site of 2.83 ha. to the north of Wortleys Lane
(65 dwellings)
- b) Site of 0.229 ha. off Hartley Street(5 dwellings)
- c) Site of 1.591 ha. to the north of Skirbeck Road
(35 dwellings)

One further site in the town is considered unlikely to accommodate the scale of development assumed by the applicant - a site of 1.5 ha. at South End/Skirbeck Road, which is considered more likely to accommodate 60 dwellings than the 101 assumed by the applicant.

In the town therefore 146 dwellings are considered unlikely to come forward (65 + 5 + 35 + 41), and are discounted.

The site in the rural area is in Swineshead:

- a) Site of 3.991 ha. at Station Road/Villa Lane
80 dwellings)

In the rural area therefore 80 dwellings are considered unlikely to come forward and are discounted.

N.B. This site in Swineshead is not acknowledged as having planning permission on the Inset Map for that village. It is considered that housing land is greatly over-allocated in Swineshead, which means that the Local Plan is unable to offer any certainty about where development is likely to take place during the Plan period. It is therefore intended that planning permission for the development of this site will not be renewed.

vii) Capacity of allocated sites

The Local Plan allocates the following sites for housing development:

N.B. The numbers of dwellings given below are not prescriptive.

Inset Map 4 - Bicker

Number of Dwellings

- i) Land off Red Lion Street/Donington Road
(1.99 ha at an assumed density of 20/ha) = 40
- ii) Land to the north of Morley Lane
(0.75 ha., but limited in capacity due to highway restrictions) = 5

	<u>Number of Dwellings</u>
<u>Inset Map 5 - Butterwick</u>	
i) Land to the west of Broughton's Lane (1.02 ha. at an assumed density of 20/ha.)	=20
ii) Land off St. Andrew's Road (0.83 ha. at an assumed density of 20/ha.)	=17
<u>Inset Map 10 - Freiston</u>	
i) Land to the west of Butterwick Road (0.9 ha. at an assumed density of 20/ha.)	=18
<u>Inset Map 20 - Old Leake</u>	
i) Land opposite St. Mary's Church (1.55 ha. at an assumed density of 20/ha.)	=31
ii) Land to the east of Hawthorn Road (0.95 ha., but limited in capacity)	=12
iii) Land to the west of School Lane (0.87 ha., but limited in capacity)	= 8
<u>Inset Map 21 - Sutterton</u>	
i) Land to the east of Station Road 4.2 ha. at an assumed density of 20/ha.)	=84
ii) Land to the east of Boston Road (3.025 ha. at an assumed density of 20/ha.)	=61
iii) Land to the north of Post Office Lane (0.7ha., but limited in capacity)	=12
<u>Inset Map 27 - Kirton</u>	
i) Land to the east of Willington Road (3.4 ha. at an assumed density of 20/ha.)	=68
ii) Land to the north of Station Road (2.32 ha. at an assumed density of 20/ha.)	=46
iii) Land to the east of Willington Road (1.2 ha. at an assumed density of 20/ha.)	=24
<u>Inset Maps 28 and 29 - Boston</u>	
i) Land to the rear of St. Thomas Primary School Wyberton Low Road (1.6 ha. at an assumed density of 23/ha)	=37
ii) Land to the north of Wyberton West Road (3.7 ha., but limited in capacity due to highway restrictions)	=50

iii)	Land to the west of Fenside Road (1.5 ha. at an assumed density of 23/ha.)	=35
iv)	Land to the north of Sleaford Road (17.6 ha. At an assumed density of 17/ha.)	=300
v)	Land to the east of Church Road (2.1 ha. At an assumed density of 23/ha.)	=48

7.16 The land at Sleaford Road mentioned above (Inset Maps 28 and 29 (iv)) has been allocated for residential development in order to cater for a demand for low to medium density housing in association with the proposed business park on the neighbouring site. The development of the land is seen as particularly valuable in supporting both the viability of the business park itself, and also the wider economic development of the Borough. It also provides a broadly even balance of future housing provision between the east and west of the town. In order to promote the high quality development that the Council wishes to see, it is proposed that the average density for the site be limited to a maximum of 17 per hectare.

7.17 In addition to the above site, the Local Plan allocates the following area of land as a 'housing site.'

Land to the north of Ralph's Lane, Kirton End (1.22 ha., for a maximum of 6 low density dwellings) = 6. This site is allocated in order to provide specific opportunities for low density 'executive' housing development.
N.B. This site is not counted in the calculations of housing land availability.

7.18 The above calculations and notes show that the Local Plan makes provision to meet (and modestly exceed) the existing Structure Plan's requirements. However, given that the Structure Plan's strategy is likely to change in the relatively near future, the Borough Council does not wish to compromise its ability to respond to these changes, and any substantial over-allocation of housing land has therefore been avoided. By the time the Local Plan is adopted, the results of the Structure Plan review should be clear. The Borough Council will then have the opportunity to immediately publish proposals for a housing review of the Local Plan to look ahead to perhaps 2007.

windfall
housing
sites

H2 WITHIN SETTLEMENTS, PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS TO DEVELOP LAND FOR HOUSING, PROVIDED THAT:

- 1) THE PROPOSAL DOES NOT RESULT IN THE LOSS OF OPEN SPACE OR A FRONTAGE WHICH CONTRIBUTES SIGNIFICANTLY TO THE CHARACTER OR AMENITIES OF THE AREA;**
- 2) THE SITE IS NOT TOO SMALL TO ACCOMMODATE THE PROPOSED DEVELOPMENT IN A SATISFACTORY MANNER;**

- 3) **THE RESULTANT DWELLING(S) AND CURTILAGE(S) ARE OF A SIZE AND CHARACTER WHICH REFLECT THE CURRENT DENSITY OF DEVELOPMENT IN THE AREA; AND**
- 4) **THE PROPOSAL DOES NOT CONSTITUTE TANDEM OR BACKLAND DEVELOPMENT**

Explanation

- 7.19 The development of sites within the built-up areas of the Borough's settlements can provide a greater choice of dwelling type and location, and help minimise the outward spread of settlements. However, development will not be permitted on sites which are unsuitable to accommodate new housing, or which would be better left as open land in the interests of avoiding 'town cramming'. In particular, proposals for tandem or backland development (where a dwelling is sited behind another building fronting a road or other highway) will rarely be acceptable. Gardens, paddocks and orchards have sometimes been developed in this way, but such development can cause loss of amenity and privacy to neighbouring properties and problems can arise with the sharing of a common access.
- 7.20 The Borough Council will also be concerned to ensure that sites are not developed which have a present or longer term value to the community - which are in use or were formerly used as a sports facility, playing field, or as another social/community facility. Proposals to redevelop a recreational open space must meet the requirements of Policy R1, and proposals to redevelop a community facility must meet the criteria of Policy CF2. Reference should also be made to Policy H3 which sets out general standards that all types of housing development will be expected to meet.

quality of housing development

H3 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW HOUSING DEVELOPMENTS WHICH:

- 1) **DO NOT PROVIDE A PLEASANT, CONVENIENT, AND SECURE ENVIRONMENT FOR RESIDENTS;**
- 2) **ARE INCOMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA IN TERMS OF LAYOUT, DENSITY, DESIGN AND MATERIALS;**
- 3) **ARE CLOSE TO AN EXISTING USE WHICH IS LIKELY TO CAUSE ENVIRONMENTAL PROBLEMS FOR FUTURE RESIDENTS; OR**
- 4) **WILL CAUSE OR SIGNIFICANTLY AGGRAVATE ADVERSE TRAFFIC CONDITIONS ON THE PUBLIC HIGHWAY.**

Explanation

- 7.21 This policy will apply to all types of housing development which are acceptable within the terms of policies H1, H2, H7, H9, C02 and C04. It is intended to ensure that a satisfactory environment is created as new residential development takes place. It will require a successful relationship with existing development, compatibility with local character and a high standard of design, including security considerations. The Borough Council is concerned that adequate space should be provided between dwellings in order to achieve a satisfactory estate layout free of 'cramming'. In the past, a gap of 1.22 metres (4 feet) between a dwelling and a boundary shared with another dwelling has been sought, and such a provision has proved to be generally acceptable and effective over many years.
- 7.22 The incremental evolution of most settlements has led to a variety of housing types and densities. Modern development of a regular nature and uniform density can often appear out of character. The Borough Council will therefore require new development proposals to be sympathetic to the character and density of their immediate surroundings and the settlement as a whole.
- 7.23 To provide more detailed guidance on design and layout issues the Borough Council has, in conjunction with the other local authorities in the County, produced the Lincolnshire Design Guide for Residential Areas. This Guide constitutes supplementary planning guidance in accordance with the criteria set out in the Department of the Environment's PPG12 (paragraphs 3.18 and 3.19).

open
space in
housing
estates

H4 IN CONSIDERING PROPOSED DEVELOPMENTS OF 20 DWELLINGS OR MORE, THE BOROUGH COUNCIL WILL REQUIRE THAT APPROPRIATE PROPORTIONS OF TOTAL SITE AREAS ARE DEVOTED TO SUITABLY LOCATED PUBLIC AMENITY OPEN SPACE AND CHILDREN'S PLAY AREAS. REQUIREMENTS MAY BE REDUCED OR WAIVED WHERE A NEARBY AREA OF OPEN SPACE OR PLAY SPACE WOULD SATISFACTORILY FULFIL THE AMENITY OR RECREATIONAL ROLE FOR WHICH ON-SITE PROVISION WOULD OTHERWISE BE SOUGHT. WHERE A DEVELOPMENT SCHEME DOES MAKE SUCH PROVISION, IT MUST INCLUDE A SCHEDULE OF MAINTENANCE FOR THE SPACE CONCERNED COVERING A MINIMUM PERIOD OF FIVE YEARS.

Explanation

- 7.24 In the past, many large housing estates have been built with little or no provision for children's play areas or public open space, other than the private gardens associated with individual homes. As a result, the Borough fails to meet the recommended minimum standards set out by the National Playing Fields Association for the provision of casual and informal play space within housing areas (0.6-0.8 hectares per 1,000 population).

- 7.25 A lack of open space on a housing estate can give it a raw or over-developed

feel. The dedication of a relatively small proportion of a site to open space can greatly improve its character.

- 7.26 The Council will therefore require any detailed proposal for a new housing development of 20 dwellings or more to include provision for public amenity open space and (where appropriate) children's play areas. As a guideline, the dedication of around 7% of a site to these uses is usually satisfactory, and the Council will in all appropriate cases expect the NPFA's minimum standards for children's play space to be met.
- 7.27 It is important that developers give adequate thought to the role that public open space will play in the estate's character. All too often, the required public open space provision is relegated to the edge of the development site or is made in a number of small pieces which contribute little or nothing to the area's appearance. It must instead be an integral part of the estate design and must be sited so as to make the maximum possible contribution to amenity, and this can often best be achieved by the provision of one or two large areas, rather than many small areas.
- 7.28 It is desirable, where possible, for open space and play space to be provided as part of the first phase of development. This however is often impractical. Nonetheless, where provision at an early stage of development is feasible, the Borough Council will encourage developers to do so.
- 7.29 Play space in close proximity to dwellings has in the past provoked complaints of noise disturbance and loss of privacy from residents. The location of play space (particularly that likely to be used by older children) will require careful consideration and should contain adequate safeguards to protect the interests of nearby residents. Where sites border onto potentially dangerous land uses (eg. railway lines or busy roads) the relationship between play space and its surroundings will require very careful consideration.
- 7.30 Once a scheme of open space or play space is implemented, it is vital that it should continue to be properly maintained - grass should be mowed, weeds controlled, trees/shrubs pruned, etc. Applicants may wish to carry out this maintenance themselves, or they may prefer to contract the work to another party. Either way, the Borough Council will need to be certain that proper maintenance will be carried out and will assure this either by the imposition of a condition on the planning permission, or by seeking to enter into a Section 106 Agreement with the applicant (whichever is more appropriate).

affordable
housing
provision

H5 WHERE A PLANNING APPLICATION IS SUBMITTED TO BUILD:

- A) 40 OR MORE DWELLINGS ON A SITE WITHIN THE BUILT-UP AREA OF BOSTON (IE AS DEFINED ON INSET MAP 28); OR**
- B) 25 OR MORE DWELLINGS ON A SITE WITHIN ANY DEFINED VILLAGE.**

THE BOROUGH COUNCIL WILL SEEK TO NEGOTIATE WITH THE APPLICANT FOR THE INCLUSION OF AN ELEMENT OF AFFORDABLE HOUSING PROVISION WHERE:

- 1. THERE IS EVIDENCE OF A NEED FOR AFFORDABLE HOUSING;**
- 2. THE SITE IS CONVENIENTLY RELATED TO LOCAL SERVICES, FACILITIES AND PUBLIC TRANSPORT;**
- 3. THIS IS ECONOMICALLY FEASIBLE, TAKING ACCOUNT OF THE SIZE OF THE SITE AND ANY NOTABLE DEVELOPMENT CONSTRAINTS THAT ARE LIKELY TO BE RELATIVELY COSTLY FOR THE DEVELOPER TO OVERCOME; AND**
- 4. IT ALLOWS ADEQUATE SCOPE FOR THE ACHIEVEMENT OF ANY OTHER PLANNING OBJECTIVES THAT NEED TO BE GIVEN PRIORITY IN THE DEVELOPMENT OF THE SITE.**

THE WILLINGNESS OF AN APPLICANT TO INCLUDE AFFORDABLE HOUSING PROVISION WILL BE A MATERIAL CONSIDERATION IN FAVOUR OF THE GRANTING OF PLANNING PERMISSION FOR A SCHEME.

Explanation

- 7.31 Affordable housing is defined for the purposes of this policy as both subsidised and market housing, designed for those whose incomes generally deny them the opportunity to occupy houses available on the open market as a result of the local relationship between income and market price or rent.

- 7.32 A Housing Needs Survey for the Borough was carried out in 1994, and revealed a demand for 1,666 affordable houses in the Borough over a 3 year period. Of this total, 778 can be provided through re-letting of existing local authority and housing association accommodation, and a further 180 through planned housing association developments. Therefore a demand for 708 affordable homes remains to be satisfied, although this number should not be construed as a target to be achieved by contribution from the private sector. It is used only to demonstrate a significant need for affordable housing in the Borough.
- 7.33 Developers will, in the normal course of events, be encouraged to provide a range of housing types, and in particular, to make a contribution to satisfying the need for affordable housing identified above. In some cases it will be appropriate for part of a site to be developed to a high density, to provide affordable housing for small households. In other cases it may be more appropriate to provide houses or serviced land for a housing association. In other cases still, it may be appropriate for a financial or other contribution to be made by a developer towards the provision of affordable housing on a different site elsewhere in the Borough.
- 7.34 The Borough Council will not wish to pursue negotiations on every site allocated for housing development. The particular circumstances of each site - for example, its size, physical character and especially location in relation to local services and public transport facilities - will need to be assessed prior to deciding whether or not to seek an element of affordable housing within the scheme.

housing
for the
disabled

- H6 WHERE THERE IS CLEAR EVIDENCE OF A LOCAL NEED FOR HOUSING FOR THE DISABLED, THE COUNCIL WILL SEEK TO NEGOTIATE FOR THE PROVISION OF AN ELEMENT OF SUCH ACCOMMODATION WITHIN DEVELOPMENT PROPOSALS COMPRISING MORE THAN TWENTY DWELLINGS, ON SITES CLOSE TO SHOPS AND PUBLIC TRANSPORT ROUTES.**

Explanation

- 7.35 Approximately 6% of the Borough's population is estimated to suffer mobility problems of sufficient severity to require a house which makes allowances for their disability. Where it is shown that there is a need locally for housing designed for the needs of the disabled, the Council will seek to negotiate with the estate developers for appropriate provision.
- 7.36 The Council will only seek special provision for the disabled on sites which are conveniently located in relation to shops and public transport.

low cost
housing
for local
needs

H7 ON LAND IN THE COUNTRYSIDE, (SHOWN ON THE PROPOSALS AND INSET MAPS) WHICH WOULD NOT NORMALLY BE ALLOCATED OR RELEASED FOR HOUSING, PLANNING PERMISSION WILL BE GRANTED FOR AFFORDABLE HOUSING DEVELOPMENTS TO MEET PARTICULAR LOCAL NEEDS WHERE ALL THE FOLLOWING CIRCUMSTANCES APPLY:

- 1) THERE IS AN ACCEPTED LOCAL NEED;**
- 2) THE SIZE OF THE SCHEME IS APPROPRIATE FOR THE SCALE OF THE LOCAL NEED IDENTIFIED;**
- 3) PLANNING OBLIGATIONS AND OTHER SECURE ARRANGEMENTS HAVE BEEN MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING CAN BE ENJOYED BY SUBSEQUENT AS WELL AS INITIAL OCCUPIERS;**
- 4) THE SITE DIRECTLY ADJOINS A RURAL SETTLEMENT WHICH OFFERS ADEQUATE LOCAL FACILITIES AND BASIC SERVICES;**
- 5) THE SCHEME RELATES WELL TO THE EXISTING FORM OF THE SETTLEMENT, AND WILL NOT SPOIL ITS CHARACTER OR LANDSCAPE SETTING; AND**
- 6) THE FORM, SCALE, MATERIALS AND PROPORTIONS OF ANY BUILDINGS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS.**

Explanation

- 7.37 This policy details a separate and complementary approach to solving the problem described in the explanation to Policy H5, i.e. the difficulties facing local people on low incomes in finding affordable homes. Homelessness in Boston Borough is a modest problem but nevertheless some people find themselves unable to compete on the housing market for accommodation and find that there is insufficient Council owned housing to meet their needs.

- 7.38 Any proposal for an exceptions scheme must include details of how the scheme's benefits will be passed on to future occupiers in perpetuity. The long-term ownership of any such houses must be controlled to ensure that, in the case of rental properties, there is no "right to buy" and, in the case of shared equity schemes, the low cost facility will transfer to successive owners. It is expected that a Housing Association will normally be responsible for the management of an affordable housing scheme.

creating
extra
accommodation in
existing
premises

H8 WITHIN SETTLEMENTS, THE DIVISION OF DWELLINGS AND SUITABLE NON-RESIDENTIAL BUILDINGS INTO MULTI-OCCUPANCY RESIDENTIAL USE WILL RECEIVE PLANNING PERMISSION, PROVIDED THAT:

- 1) THE PROPOSAL WILL NOT RESULT IN AN INCREASE IN ON-STREET PARKING WHICH WOULD EITHER DETRACT FROM THE AMENITIES OF THE AREA, IMPAIR HIGHWAY SAFETY, OR IMPEDE PROPER ACCESS TO THE AREA; AND**
- 2) THE AMENITIES OF NEIGHBOURING RESIDENTS WILL NOT BE SERIOUSLY HARMED BY NOISE OR OTHER DISTURBANCE.**

Explanation

- 7.39 This policy is intended to contribute to reducing the under-use of properties, and to encourage the provision of accommodation for the growing number of small households. However conversions and sub-divisions can cause a number of problems and this policy attempts to ensure that no significantly harmful effects are caused to neighbours or the character of the neighbourhood. There are two common problems:

- i) A possible increase in on-street car parking. A proposal must indicate whether it includes off-street parking provision or relies upon on-street parking. The adequacy of these arrangements will be assessed by the local planning authority.
- ii) Where a terraced or semi-detached house is to be converted to flats, the Council will need to be satisfied that all necessary steps are to be taken to avoid the transmission of noise to neighbouring dwellings. In particular, care should be taken to ensure that living accommodation is not proposed to be provided adjacent to bedrooms in neighbouring properties, without adequate soundproofing being provided.

H9 PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS PROVIDING ACCOMMODATION SPECIFICALLY FOR ELDERLY PERSONS PROVIDED THAT THE PROPOSAL:

- 1) IS LOCATED IN A SETTLEMENT;**
- 2) IS LOCATED TO GIVE RESIDENTS CONVENIENT ACCESS TO SHOPS AND COMMUNITY FACILITIES;**
- 3) INCLUDES PEDESTRIAN ACCESS ARRANGEMENTS AND AN INTERNAL LAYOUT SUITABLE FOR ELDERLY RESIDENTS WHO MAY BE RESTRICTED IN MOBILITY;**
- 4) MAKES ADEQUATE PROVISION FOR THE NECESSARY SERVICE VEHICLES;**
- 5) WILL NOT LEAD TO AN OVER-CONCENTRATION OF SUCH USES WHICH WILL CAUSE A SIGNIFICANT CHANGE IN THE SOCIAL CHARACTER OF THE NEIGHBOURHOOD AND/OR CREATE AN IMBALANCE IN THE LOCAL COMMUNITY;**
- 6) INCLUDES ADEQUATE LANDSCAPING TO ENSURE ATTRACTIVE SURROUNDINGS FOR THE RESIDENTS AND WHICH WILL ALSO MAKE A POSITIVE CONTRIBUTION TO THE APPEARANCE OF THE AREA; AND**
- 7) INCLUDES AN APPROPRIATE AMENITY AREA FOR RESIDENTS' USE (IN THE CASE OF RESIDENTIAL CARE HOMES AND NURSING HOMES).**

Explanation

- 7.40 Locational requirements for housing for the elderly, who are generally less mobile than the majority of the population, are more selective than for most other sectors of the housing market. In particular it is important that they should be located either within easy walking distance of shops and community facilities, or conveniently near to public transport facilities. Housing for the elderly should also be so located and designed to be integrated physically and socially into its neighbourhood, in accordance with the objectives of community based care. Residents in residential care and nursing homes are often particularly limited in their mobility and it is therefore important that these homes provide a garden area for their use.

extensions
and
alterations

H10 PLANNING PERMISSION WILL BE GRANTED FOR EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGS WITHIN SETTLEMENTS PROVIDED THAT:

- 1) THE APPEARANCE OF THE DWELLING AND/OR SURROUNDING AREA IS NOT SUBSTANTIALLY HARMED;**
- 2) THE PROPOSAL RELATES WELL TO THE SIZE AND SHAPE OF THE DWELLING CURTILAGE; AND**
- 3) THE SITING AND SCALE OF THE PROPOSAL DOES NOT SERIOUSLY AFFECT THE DEGREE OF SUNLIGHT, DAYLIGHT, OR PRIVACY ENJOYED BY THE OCCUPANTS OF NEIGHBOURING PROPERTIES.**

Explanation

- 7.41 Small extensions may not require planning permission but, where approval is needed, the Borough Council wishes to ensure that, wherever possible, the visual amenities of a neighbourhood and of neighbours are not significantly harmed.

RECREATION AND LEISURE

Introduction

- 8.1 The need to promote sport and recreation and encourage more people to take part in countryside activities is now recognised by the Government and is particularly important in rural areas. The Government also recognises the particular concern felt by many communities that open spaces with recreational value should be protected from development.
- 8.2 At the national level Planning Policy Guidance (PPG17) describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space with recreational value. This advises that the planning system, through its development plans, must ensure that adequate land and water resources are allocated, both for organised sport and for informal recreation. Also, in their development control decisions, planning authorities must take full account of a community's need for recreational space, have regard to current levels of provision and deficiencies, and resist pressures for the development of open space which conflict with the wider public interest.
- 8.3 The regional strategy prepared by the East Midlands Regional Council for Sport and Recreation, adopted in 1994, entitled 'Beyond the Barriers' should be considered by local planning authorities and taken into account in the preparation of regional planning guidance.

The six principles that underpin the strategy are:-

- Planning Ahead, ensuring long lasting impact and securing the future.
 - Starting Young, encouraging life-long activity.
 - Working Together, making the most of joint action.
 - Filling Gaps, overcoming shortages of facilities, coaches, leaders and administrators.
 - Increasing Opportunities, creating opportunities for new participants and higher levels of performance.
 - Approaching Equality, pursuing equality of representation and fair play.
- 8.4 The Structure Plan, which is prepared by the Lincolnshire County Council, sets out strategic land use policies for leisure and recreation in Lincolnshire and provides the framework for local plan preparation in the County. These Policies are presently being examined as part of a comprehensive review of the Structure Plan.
- 8.5 In Boston Borough, facilities for countryside leisure activities in particular, and other recreational open spaces on the edge of the town and villages, are at a premium due to the intensive cultivation of the high quality farmland throughout the District. The Council therefore aims to protect existing recreational facilities and encourage new facilities, particularly in or adjacent to the town and villages, in a way which is environmentally sustainable.

- 8.6 The availability of these resources is now seen as a significant factor indicating the quality of life in an area and essential to the health and well-being of society. Adequate leisure and recreational facilities can also increase the attractiveness of an area to new industry and therefore lead to new employment opportunities.
- 8.7 As recommended by the Sports Council, the Borough Council is currently preparing a Sports and Leisure Strategy with the broad aims of:-
- Encouraging participation in recreational activity throughout the community.
 - Encouraging local residents to achieve their recreational potential as individuals.
 - Enhancing the quality of life for residents.
 - Fostering pride in the recreational opportunities and facilities available within the district.
 - Making the best possible use of the resources of facilities, people, and money.
- 8.8 The Borough Council intends to identify an area of land in the Toot Lane/Woodthorpe Avenue, Fishtoft area for the provision of a small park. However, at this moment in time it is not possible to identify a specific site in the Plan.
- 8.9 The Environmental Appraisal showed that the policies and proposals of this chapter were likely to produce largely positive or neutral impacts upon the appraisal criteria. The exceptions were policies R8, R9, R11 and R12 which showed possible negative impacts upon variously transport energy efficiency, renewable natural resources and landscape. In all cases, likely impacts upon transport energy efficiency were unavoidable consequences of countryside locations, and in the case of renewable natural resources and landscape, the policies contained criteria aimed at minimising negative impacts. No amendment stemming from the appraisal's findings was felt to be appropriate.

protection
of existing
recreational
open space

R1 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT ON THE PUBLIC AND PRIVATE RECREATIONAL OPEN SPACES SHOWN ON THE PROPOSALS MAP UNLESS AT LEAST ONE OF THE FOLLOWING CRITERIA APPLIES:

- 1) THE PROPOSAL IS OF AN EDUCATIONAL OR COMMUNITY NATURE;**

- 2) **SPORTS AND RECREATION FACILITIES CAN BEST BE RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE;**
- 3) **ALTERNATIVE OR BETTER PROVISION OF OPEN SPACE AND FACILITIES HAS BEEN OR WILL BE PROVIDED NEARBY BEFORE DEVELOPMENT COMMENCES; OR**
- 4) **THERE IS NO LONG TERM NEED FOR SUCH FACILITIES IN THE AREA AND THE PROPOSAL WILL NOT RESULT IN THE LOSS OF OPEN SPACE WHICH HAS A SIGNIFICANT AMENITY VALUE.**

Explanation

- 8.10 Generally, the Borough is poorly provided with outdoor recreational open space. The provision for youth and adult use, and also for children's use, is about half that which the National Playing Fields Association recommends as a minimum standard, i.e. 2.43 hectares (6 acres) per 1,000 population. This applies both in the town and in the Borough as a whole.
- 8.11 In identifying and protecting the main public and private recreational open spaces, the Council recognises their importance in relation to the general health and welfare of the community and will therefore not normally permit the loss of these sites. This Policy therefore aims to protect community recreation provision. The decline of any particular recreational pursuit is not seen as sufficient justification for the loss of the recreational use of a site. Instead, the Council would expect to see upgrading, re-structuring or redevelopment to meet new needs and expectations for recreational facilities.
- 8.12 Exceptionally, the development of a small part of an existing site will be allowed provided that this is the best method by which to facilitate the enhancement or retention of the remainder of the site.
- 8.13 A survey, undertaken by the Borough Council in conjunction with the Regional Council for Sport and Recreation to ascertain the level of sports pitch provision throughout the Borough, highlighted a low level of junior participation in most outdoor sports in Boston town indicating considerable frustrated and latent demand. The survey recommended that opportunities to encourage junior play, in football and cricket in particular in local areas in Boston, should be promoted and a greater use of Local Education Authority pitches should provide adequate facilities for this. Therefore school playing fields should not be lost to development unless it can be demonstrated that there is no long term need for such facilities in the area or that adequate provision has been made elsewhere, otherwise the opportunity of providing recreational facilities for dual use, or for the community at large, will be lost forever.

- 8.14 Playing fields are also important for their contribution to the green space of the urban environment irrespective of their use or accessibility to the public. Where it is decided that a playing field is surplus to requirements the Borough Council will expect to see proposals for the re-use of the land to include the retention of recreational open space or alternative provision of equivalent community benefit being made available.

new
recreational
open space

R2 PLANNING PERMISSION WILL BE GRANTED FOR NEW OPEN SPACES FOR RECREATIONAL USE TOGETHER WITH ANY ASSOCIATED FACILITIES, AND THE UPGRADING OF EXISTING PROVISION, WITHIN AND ADJOINING THE TOWN OF BOSTON AND THE VILLAGES PROVIDED THAT:

- 1) **THE BUILT ELEMENT OF THE PROPOSAL IS IN KEEPING WITH THE SCALE AND CHARACTER OF EXISTING DEVELOPMENT;**
- 2) **THE PROPOSAL IS UNLIKELY TO CAUSE UNACCEPTABLE ENVIRONMENTAL OR TRAFFIC PROBLEMS;**
- 3) **THE PROPOSAL INCLUDES SATISFACTORY MEANS OF PROVISION OF ACCESS AND PARKING;**
- 4) **THE PROPOSAL WILL NOT SUBSTANTIALLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS.**

Explanation

- 8.15 The Borough is generally poorly provided with recreational open space at present and population increase is anticipated over the Plan period. An increase in open space provision will therefore be needed and the Council will welcome new provision in principle.
- 8.16 Some parishes in the Borough have no playing field or sports pitch and this policy will allow these parishes the opportunity to provide needed facilities without having to purchase land at residential values.

- 8.17 The upgrading of existing provision by the addition of associated facilities such as changing rooms, appropriate social provision and, in appropriate locations, floodlit multi-use games areas to meet the need for outdoor games throughout the year, will also be considered under this policy. It is recognised that, if developments are to be viable, the quality of associated facilities should meet the expectations of potential users. Multi-use areas may be appropriate on selected public playing fields or to encourage community use of school facilities, particularly in selected rural areas. The multi-use games areas are unlikely to be appropriate on all playing fields and any proposal will need to take into account the effect on the amenities and interests of the adjacent land users and residents.

new
indoor
leisure
facilities

R3 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF NEW INDOOR LEISURE FACILITIES IN BOSTON AND THE VILLAGES PROVIDED THAT:

- 1) THE PROPOSAL IS UNLIKELY TO CAUSE UNACCEPTABLE ENVIRONMENTAL OR TRAFFIC PROBLEMS;**
- 2) THE PROPOSAL IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA IN TERMS OF SCALE, LAYOUT, DESIGN AND MATERIALS;**
- 3) THE PROPOSAL INCLUDES SATISFACTORY MEANS OF PROVISION OF ACCESS AND PARKING; AND,**
- 4) THE PROPOSAL WILL NOT SUBSTANTIALLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS.**

Explanation

- 8.18 Improvements to the existing level of provision of indoor leisure facilities in the town and villages will be welcomed by the Council provided that they are in character with the area, do not substantially harm the amenities of the locality and there is no conflict with other policies in this Plan. It is recognised that the quality of such facilities should meet the expectations of potential users. Indoor leisure facilities range from sports centres to village halls and involve both public sector and private commercial enterprise.
- 8.19 Community sports use of village halls, community centres, school premises and other buildings, where appropriate, will be encouraged to provide further improvements to the existing level of provision.

water-
based
recreational
facilities

R4 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT ASSOCIATED WITH WATER-BASED RECREATIONAL USES OF THE HAVEN, THE RIVERS WITHAM AND WELLAND AND THE MAUD FOSTER DRAIN, WHERE THE PROPOSAL:

- 1) WILL NOT SERIOUSLY CONFLICT WITH EXISTING ESTABLISHED USES OF THE WATER AREA;**
- 2) DOES NOT SIGNIFICANTLY HARM THE AMENITIES OF THE GENERAL PUBLIC OR THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS;**
- 3) WILL NOT LESSEN THE EXISTING NATURE CONSERVATION VALUE OF THE AREA;**
- 4) IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA IN TERMS OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE, NOISE OR TRAFFIC GENERATION; AND**
- 5) INCLUDES SATISFACTORY MEANS OF PROVISION OF ACCESS AND PARKING.**

Explanation

- 8.20 The Borough possesses a comprehensive network of water corridors, some of which offer potential for recreational development including angling, boating and sailing. The Witham Navigation provides links with the national waterways network via the Fosdyke and the River Trent and provides an outlet to the sea via the Haven, the tidal section of the River Witham which passes through the town of Boston, south of the Grand Sluice. The tidal River Welland passes through the southern part of the Borough and also gives access to the sea. A feasibility study is being undertaken into the provision of a new sea lock downstream of the Dock on the Haven. At the present time it seems unlikely that a lock will be constructed within the Plan period but if this was to be undertaken earlier there would be significant implications, especially in the fields of port related activities, economic development, leisure, tourism and nature conservation. Under these circumstances a number of policies in the Plan would need to be reviewed at the appropriate time.

- 8.21 At present there are moorings for motor cruisers on the freshwater side of the River Witham, just to the north of the Grand Sluice, which serve visiting craft, in addition to facilities for the locally-based Motor Yacht and Witham Sailing Clubs. Other moorings are located along the Haven through the town of Boston and along the Welland at Fosdyke Bridge where there is also a small slipway. Opportunities exist to enhance mooring facilities on the Witham and the Haven, however, detailed negotiations will be required with the Environment Agency and the Navigation Authority (British Waterways upstream of Grand Sluice and Port of Boston downstream of Grand Sluice). Provision of moorings will need to include associated facilities such as showers/wc's, pump out/chemical disposal point, rubbish disposal and water supply. There would seem to be considerable opportunities for further development of this waterway as a recreational resource which would have a significant impact on tourism, generation of employment and financial input into the Borough. However, such proposals will need to be carefully controlled to avoid significant adverse environmental impact. Further development of water-based recreational facilities to serve the waterways mentioned in this policy will be encouraged subject to the provisos of the policy. In addition, any proposals, particularly those involving additional facilities along the Haven and Welland, must take into account their likely effect on The Wash SSSI, Ramsar Site and Special Protection Area (see Policy C16).
- 8.22 Proposals for marinas and off-channel mooring basins will be judged on their merits within the general positive intent of this Policy.

Witham
Way
footpath
and nature
reserve

R5 DEVELOPMENT WILL NOT BE PERMITTED WHICH MAY PREJUDICE THE ESTABLISHMENT AND RECREATIONAL VALUE OF THE PROPOSED WITHAM WAY FOOTPATH AND NATURE RESERVE BETWEEN BARDNEY AND BOSTON ALONG THE FORMER RAILWAY ON THE EASTERN SIDE OF THE RIVER WITHAM, AND ITS PROPOSED TERMINUS AT THE WITHAM WAY COUNTRY PARK AT TATTERSHALL ROAD, BOSTON, AS SHOWN ON THE PROPOSALS MAP (BOSTON INSET).

Explanation

- 8.23 The Lincolnshire Trust for Nature Conservation is in the process of acquiring the former railway land on the eastern side of the River Witham between Boston and Bardney to provide a long distance walk and nature reserve possibly also incorporating a cycle route. It is intended that the terminus at Boston will be at the Witham Way Country Park which is being developed on former allotment land, owned by the Council, at Tattershall Road. This area will include car parking facilities, a picnic site, play areas and other associated social/leisure facilities of appropriate scale and design. Proposed developments in locations on or near to this recreational route, and the local country park must be of an appropriate design and use so as not to prejudice these resources.

public
rights
of way

R6 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH RESULTS IN THE LOSS OF A PUBLIC RIGHT OF WAY

Explanation

- 8.24 Public access to the intensively farmed countryside is relatively restricted, and there are few pedestrian routes within the town. Existing rights of way are therefore of particular importance whilst the need for new countryside access facilities increases with growing public pressure for the quiet enjoyment of the countryside.
- 8.25 The Council will support the County Council in safeguarding existing public rights of way. Where a development proposal includes public footpaths in the site area the Council will ensure that the right of way remains unaffected, although convenient diversions may be acceptable in individual cases. Planning proposals may also give rise to opportunities to negotiate with landowners to create new pedestrian routes.

Haven
Country
Park

R7 DEVELOPMENT WILL NOT BE PERMITTED WHICH MAY PREJUDICE THE ESTABLISHMENT AND RECREATIONAL VALUE OF THE HAVEN COUNTRY PARK AT BOSTON AND FISHTOFT AS SHOWN ON THE PROPOSALS MAP (BOSTON AND HAVEN INSETS).

Explanation

- 8.26 The Borough Council is developing a local country park alongside the east bank of the Haven, between the East Side Pumping Station near River Way, Boston, and presently terminating just to the east of the Pilgrim Fathers Monument at Fishtoft although it is intended that it should eventually be extended to Cut End, Fishtoft. The sections of riverside include the Council's land at River Way/Corporation Point, land at Blue Anchor Bight Farm, downstream of the Anglian Water sewage works and land at Pilgrim Fathers Memorial. These areas are all linked by the narrow strip of land alongside the Haven on which the Environment Agency flood protection bank and public footpaths run.
- 8.27 Further proposals for this park, including a possible cycle route, will be pursued in consultation with, and with the co-operation of, the Environment Agency and English Nature. Development which may prejudice the establishment of this local country park will not therefore be permitted.

leisure
facilities
in the
country -
side

R8 PROPOSALS FOR FORMAL SPORT, RECREATION OR LEISURE FACILITIES IN THE COUNTRYSIDE WILL BE PERMITTED WHERE THE DEVELOPMENT:

- 1) **IS ESSENTIAL IN A COUNTRYSIDE LOCATION BY REASON OF ITS EXTENSIVE LAND REQUIREMENTS OR WATER-BASED NATURE, NOISE GENERATION, OR ITS USE OF AN OPPORTUNITY WHICH CANNOT BE REALISED WITHIN THE TOWN OR VILLAGES;**
- 2) **WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS NOR THE GENERAL CHARACTER OF THE LOCALITY BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE, NOISE OR TRAFFIC GENERATION;**
- 3) **WILL NOT SIGNIFICANTLY REDUCE THE EXISTING NATURE CONSERVATION VALUE OF ANY AREA THAT MAY BE AFFECTED;**
- 4) **INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT;**
- 5) **INCLUDES SATISFACTORY MEANS OF PROVISION OF ACCESS AND PARKING; AND**
- 6) **WILL NOT LEAD TO THE IRREVERSIBLE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND.**

Explanation

8.28 In the interests of improving local recreational facilities, certain exceptions to the countryside protection policies may occasionally be necessary and desirable. Uses such as large public playing fields, golf courses or water-based activities require areas of land in excess of that which can be accommodated within built-up areas. Whenever possible these uses will be directed to the fringe of the town and villages or on public transport routes to keep essential travelling distances and individual car journeys to a minimum and be more readily accessible to a wider cross section of the population including the disadvantaged. However, this might not be possible in all cases, especially with regard to water-based, shooting or other sports which normally require a rural location. It will be an essential requirement of proposals that they need to be acceptable on environmental and traffic grounds. The Council will also promote land management agreements, drawn up in consultation with the relevant bodies, where this enables the satisfactory reconciliation of conservation and development interests.

8.29 In the interests of protecting the best and most versatile agricultural land against irreversible loss, the Borough Council must be satisfied that the site of any proposal which involves agricultural land could be returned to its previous agricultural quality at reasonable cost. Construction details must be submitted with the application for development and planning permission will not be granted where the works involved would disturb high quality agricultural land to a degree where substantial earth movements or adverse changes in soil characteristics would result.

built
develop-
ment for
country-
side
leisure
pursuits

R9 BUILT DEVELOPMENT ASSOCIATED WITH PLANNING PERMISSIONS GRANTED UNDER POLICY R8 WILL BE PERMITTED WHERE:

- 1) **IT IS ESSENTIAL TO THE OPERATION OF A RECREATIONAL USE;**
- 2) **AN EXISTING BUILDING COULD NOT BE CONVERTED OR UTILISED;**
- 3) **IT IS SITED WITHIN OR ADJACENT TO A SETTLEMENT OR ALONGSIDE EXISTING BUILDINGS OR OTHERWISE VISUALLY FORMS AN INTEGRAL PART OF THE OVERALL DEVELOPMENT;**
- 4) **IT DOES NOT SIGNIFICANTLY HARM THE GENERAL CHARACTER OF THE AREA IN TERMS OF ITS NATURE, SCALE, SITING, LAYOUT, APPEARANCE OR TRAFFIC GENERATION; AND**
- 5) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT.**

Explanation

8.30 It will often be necessary to provide buildings in association with countryside leisure facilities. However, this Policy seeks to ensure that only buildings essential to the proper operation of the main outdoor recreational pursuit will be allowed and that Policy R8 is not seen as a justification for erecting new buildings and structures in the countryside and thus prejudicing countryside and environmental policies.

allotments

R10 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT INVOLVING THE LOSS OF ALLOTMENT LAND SHOWN ON THE PROPOSALS MAP EXCEPT WHERE:

- 1) **THERE IS NO LONG TERM NEED FOR SUCH FACILITIES IN THE LOCALITY; OR**
- 2) **EQUIVALENT ALTERNATIVE FACILITIES ARE TO BE PROVIDED IN AN ACCEPTABLE LOCATION ELSEWHERE.**

Explanation

8.31 At present there are 8 main allotment sites within the town of Boston, a few others within some villages and several larger plots within the countryside. Most plots are well used and there is a small waiting list in many areas. Allotments in the town and within the villages are under increasing pressures from other developments, yet these sites are particularly well located to serve residential areas. It is essential therefore that allotment sites within the town and villages are protected from other developments since it would be difficult, if not impossible, to replace them within these localities. Future demand is difficult to forecast but with the trend towards higher housing densities, healthier eating and increased leisure time it seems likely that a need will exist for some time to come.

static
holiday
caravans
and
chalets

R11 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF STATIC HOLIDAY CARAVAN AND CHALET FACILITIES ASSOCIATED WITH AN EXISTING OR PROPOSED RECREATIONAL OR TOURIST ATTRACTION PROVIDED THAT:

- 1) **THE PROPOSAL IS OF AN APPROPRIATE SCALE TO THE ATTRACTION AND THE LOCALITY;**
- 2) **THERE WOULD BE NO SIGNIFICANT DETRIMENT TO AGRICULTURE, NATURE CONSERVATION OR VISUAL AMENITY;**
- 3) **THE DEVELOPMENT IS ADEQUATELY SCREENED FROM ADJOINING DEVELOPMENT AND PUBLIC VIEWPOINTS BY EXISTING LAND FORMS, TREES AND HEDGES, AND IS SUPPLEMENTED BY AN APPROPRIATE SCHEME OF LANDSCAPING; AND**
- 4) **SATISFACTORY ACCESS, PARKING AND SERVICES CAN BE PROVIDED.**

Explanation

- 8.32 Static holiday caravan sites will normally be permitted where they are closely associated with recreational attractions such as major angling waters etc. provided that there are no conflicts with other policies in the Plan, including nature conservation interests. However, such sites can have a marked impact on the landscape unless they are sited and screened carefully. Any proposed site should already possess existing hedgerows and trees so that any impact will be minimised from the start. In addition, the substantial part of any screening forming part of the landscaping scheme must be carried out during the earliest phase of the development. Any planning permission granted for such development shall not imply acceptability of further site expansion beyond what is considered to be an appropriate scale to the attraction and the locality.

touring
caravan
and
camping
sites

R12 THE DEVELOPMENT OR EXTENSION OF A TOURING CARAVAN OR CAMPING SITE WILL BE PERMITTED WHERE:

- 1) **THE SITE IS ASSOCIATED WITH THE STRATEGIC ROAD NETWORK AND/OR RECREATIONAL/TOURIST FEATURES OF THE BOROUGH AND ACCESS TO THE SITE AVOIDS THE USE OF UNSUITABLE, NARROW, RURAL ROADS;**
- 2) **IT DOES NOT HARM THE AMENITIES OR CHARACTER OF THE AREA BECAUSE OF ITS SCALE, SITING, LAYOUT, APPEARANCE OR TRAFFIC GENERATED;**
- 3) **THERE IS NO SIGNIFICANT DETRIMENT TO AGRICULTURE, NATURE CONSERVATION OR VISUAL AMENITY;**
- 4) **IT INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT; AND**
- 5) **ANY BUILT DEVELOPMENT REQUIRED TO SERVICE THE SITE CAN BE INCORPORATED INTO, OR FORM A MINOR EXTENSION TO, AN EXISTING BUILDING ON THE SITE.**

Explanation

- 8.33 Touring caravans are becoming increasingly popular, particularly for short-stay breaks in the countryside and can play an important part in the local economy. This policy will provide control over the size and siting of touring caravan sites yet allow for selective provisions of small scale sites in appropriate locations throughout the Borough. However, proposals will only be granted permission where all of the above criteria will be met.
- 8.34 This policy should not be seen as providing a justification for erecting new buildings in the countryside to provide site warden's accommodation and for servicing the site. There will therefore normally need to be an existing dwelling or residential caravan alongside the site from which all necessary services can be provided.

CONSERVATION, ARCHAEOLOGY AND ENVIRONMENT

Introduction

- 9.1 Government advice on building conservation matters is now contained in Planning Policy Guidance Note 15. It is pointed out that "the physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity". However, conservation involves not only the preservation of historic buildings, but also the careful design of new buildings which respect the scale and appearance of their neighbours.
- 9.2 The County Council's proposed Alteration No. 3 to the County Structure Plan was in part concerned with the updating of planning policy for the conservation of the built and natural environments. However, as the Structure Plan is now being reviewed as a whole, Alteration No. 3 is not to be pursued to adoption. The proposed policies were designed to accommodate the County Council's growth strategy while protecting the Lincolnshire landscape, natural features, and built heritage.
- 9.3 The conservation of the built environment is to be furthered through the:
- i) designation and enhancement of conservation areas,
 - ii) care of listed buildings,
 - iii) implementation of grant schemes,
 - iv) re-use of redundant buildings,
 - v) conversion of historic buildings to new uses,
 - vi) the careful consideration of all proposals affecting listed buildings, conservation areas and archaeological deposits.
- 9.4 It is recognised that archaeological sites must be safeguarded and the Council will seek to secure preservation in situ of important remains where these are affected by development proposals. In other cases, where preservation in situ is not feasible or merited, judged in terms of the value of the remains and other material considerations, development may be allowed subject to appropriate arrangements for excavation and recording.
- 9.5 The Borough contains 11 conservation areas, namely: Bicker, Boston, Boston (Skirbeck), Boston (Spilsby Road), Frampton, Kirton, Kirton Holme, Swineshead, Wigtoft, Wrangle and Wyberton. The conservation areas encompass those historic parts of the Borough where buildings of traditional design are concentrated, and therefore play an important role in defining the unique identity of the area. For each area, the strategy for conservation and enhancement will be reviewed periodically. The justification for existing Conservation Areas and their boundaries, and the case for making additional Conservation Area designations in the Borough, will also be subject to review.

- 9.6 The Borough also contains many sites of archaeological interest, and the town centre in particular is rich in archaeological deposits dating mainly from medieval times. Therefore in accordance with government advice in Planning Policy Guidance Note No. 16 (Archaeology and Planning), local plan policies have been devised to safeguard deposits from unwarranted damage.
- 9.7 Landscape enhancement is to be promoted through the encouragement of tree planting and the implementation of quality landscaping schemes in association with development proposals. Tree cover in the Borough is very sparse, without any woodland which is accessible to the public. Grants are available from the Forestry Authority to establish new woodlands with additional funds available for tree planting on appropriately located land close to the town. Protection of existing tree cover is important not only in terms of landscape, but also to preserve wildlife habitats. In a landscape dominated by arable farming, the establishment of hedgerows, grass land and wet land habitats will also be encouraged where the opportunity arises. Special protection will be given from developments which may harm the quiet open character of the coastal zone. Nature conservation is seen to be of particular importance, especially in relation to the Wash coast which is internationally recognised for its significance as a wildlife habitat. Nature conservation policies have been devised in the light of PPG9 - Nature Conservation.
- 9.8 Conservation cuts across all aspects of planning policy and is concerned with the public demand for continuity and quality in environmental changes. A well devised and executed policy will also pay commercial dividends.
- 9.9 The Borough Council's aim is therefore to promote the conservation and enhancement of the built and natural environment in order to:
- i) preserve the unique identity of the area, and
 - ii) to improve the image that the Borough projects to visitors and potential investors.
- 9.10 The Environmental Appraisal of the draft Local Plan indicated no negative environmental effects arising from the policies and proposals contained in this chapter, whereas, many strongly positive effects were noted.
- 9.11 In addition to the policies set out below, Policies A1, A2 and A3 are concerned with the display of advertisements in relation to conservation areas and listed buildings.

CONSERVATION

design in
conserv-
ation areas

C1 IN CONSERVATION AREAS ARCHITECTURAL DESIGN WILL BE OF PARTICULAR IMPORTANCE AS A MATERIAL CONSIDERATION IN THE DETERMINATION OF PLANNING APPLICATIONS. PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR PROPOSALS WHICH:

- 1) ARE COMPATIBLE WITH THE GENERAL CHARACTER AND APPEARANCE OF THE AREA IN WHICH THE APPLICATION SITE IS LOCATED.**
- 2) ARE DESIGNED TO RESPECT THE EXISTING CHARACTER OF BUILDINGS WHICH ARE ALTERED OR EXTENDED, AND**
- 3) PROVIDE FOR THE RETENTION OF EXISTING ARCHITECTURAL DETAILING.**

Explanation

- 9.12 The Council will continue to foster a high standard of design in conservation areas. Development proposals will be closely examined in terms of architectural design, layout (particularly in relation to the historic layout of the area), mix of uses, scale and landscaping. Attention to detail is important if authenticity is to be protected, and it may be necessary to request further detailed information from prospective developers following the submission of a planning application. In some cases an outline planning application may not be appropriate. Planning permission or conservation area consent will not be granted where a proposal conflicts with the need to preserve or enhance the character of the area.
- 9.13 For prominent or otherwise important development sites within conservation areas, the Council will, subject to the availability of resources, prepare design or development briefs. Discussion with developers before the application stage will always be welcomed by the Planning Authority.
- 9.14 Where a conservation area is made up of mainly residential buildings, it may be necessary to remove permitted development rights (by means of an Article 4 direction) in order to adequately protect the architectural character of the area. Article 4 directions are currently in force in the vicinity of Central Park and Spilsby Road, and the need for further designations will be kept under review.

9.15 The Council will from time to time review the justification for existing conservation area designations as well as the need for new designations, and adjustments to existing conservation area boundaries. Conservation areas will be justified where the character and appearance of an area, in terms of its layout, quality of architecture and landscape is such that it is deserving of preservation or enhancement. The Council will prepare and publish an appraisal for each conservation area, setting out those elements of character which it is desirable to retain, the scope for improvement, and guidance regarding the qualities required for future development.

alterations
to listed
buildings

C2 LISTED BUILDING CONSENT, AND WHERE APPROPRIATE PLANNING PERMISSION, WILL ONLY BE GRANTED FOR EXTERNAL OR INTERNAL ALTERATIONS, OR ADDITIONS, TO A LISTED BUILDING WHERE NO DAMAGE TO THE ARCHITECTURAL CHARACTER OR HISTORIC INTEREST OF THE BUILDING WILL RESULT FROM THE PROPOSED WORKS.

Explanation

9.16 The status of a building as a "listed building" does not mean that works of alteration or extension cannot be carried out. Indeed, some alteration may take place to reinstate traditional features previously lost, or may otherwise be of positive benefit. However, listed building consent is always required for any external and internal works affecting the character of a listed building or for its partial demolition. Consent will be granted only for proposals which are architecturally appropriate, and will not be harmful to the character or special interest of the buildings.

demolition
of listed
buildings

C3 PROPOSALS INVOLVING THE DEMOLITION OF A LISTED BUILDING WILL NOT RECEIVE PLANNING PERMISSION OR LISTED BUILDING CONSENT EXCEPT WHERE ONE OF THE FOLLOWING TWO CIRCUMSTANCES APPLIES:

- 1) (i) **CONSIDERATION OF THE INTRINSIC ARCHITECTURAL QUALITY AND HISTORIC INTEREST OF THE BUILDING TOGETHER WITH ITS STRUCTURAL CONDITION, AND THE IMPACT OF DEMOLITION ON ITS SETTING (AND AMENITY OF A CONSERVATION AREA, WHERE APPROPRIATE) INDICATE THAT CONTINUED PRESERVATION IS NOT JUSTIFIED IN RELATION TO THE COSTS OF MAINTENANCE AND REPAIR; AND**
- (ii) **NO VIABLE USE FOR THE BUILDING CAN BE FOUND AND CHARITABLE OR COMMUNITY OWNERSHIP CANNOT BE SECURED; OR**

2) RE-DEVELOPMENT WOULD PRODUCE SUBSTANTIAL COMMUNITY BENEFITS DECISIVELY OUTWEIGHING THE LOSS OF THE LISTED BUILDING.

Explanation

- 9.17 There will be a presumption against the demolition of listed buildings unless particular circumstances prevail. Before granting consent for demolition the local planning authority will need to be satisfied that there is no viable use for the building, bearing in mind the cost of repair, grant aid available, and the likely financial yields to be obtained. An applicant for demolition consent will therefore be expected to provide full evidence regarding structural condition, and efforts to secure a viable use, together with a financial appraisal. Evidence will also normally be required that the unrestricted freehold of the property has been offered for sale on the open market for a price which fully reflects its structural condition, and that the possibility of use by a local community or amenity group has been explored.
- 9.18 Alternatively, where it is maintained that the community would derive substantially greater benefit from demolition and redevelopment than from the retention of the building, it will be necessary for the applicant to submit full plans of the proposed redevelopment scheme. The applicant will also need to submit evidence to demonstrate the greater community benefit to be gained from demolition and redevelopment.
- 9.19 Where demolition is to be followed by redevelopment, listed building consent will be granted subject to a condition that it shall not be exercised until there is a legally binding commitment to carry out a scheme of redevelopment agreed by the local planning authority.

demolition
of
buildings
in
Conserv-
ation
Areas

C4 CONSERVATION AREA CONSENT AND/OR PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS INVOLVING THE PARTIAL OR TOTAL DEMOLITION OF BUILDINGS OF TRADITIONAL DESIGN IN CONSERVATION AREAS. EXCEPTIONS WILL BE MADE WHERE THE COUNCIL ARE SATISFIED THAT THE PROPOSED DEMOLITION WILL NOT RESULT IN DAMAGE TO THE CHARACTER OF THE CONSERVATION AREA. CONSENT FOR PARTIAL DEMOLITION WILL ONLY BE GRANTED WHERE NO IMPORTANT ARCHITECTURAL FEATURES ARE TO BE LOST.

Explanation

- 9.20 Consent will be granted for total or partial demolition of traditional buildings in conservation areas only in exceptional circumstances. The demolition of an entire building will almost certainly damage the character of a conservation area, but may be justified where that building will be replaced by a development which is of at least equivalent architectural quality in the context of the existing character of the conservation area.
- 9.21 Where redevelopment is to take place, conservation area consent for demolition will only be granted subject to a condition requiring that the demolition shall not take place until there is a legally binding agreement to carry out a scheme of redevelopment which has been agreed by the Local Planning Authority.
- 9.22 The removal of small parts of traditional buildings can be very damaging to their overall appearance. For example, the demolition of a chimney stack can result in the loss of architectural balance, interest and authenticity. However, it will be possible to grant consent for the demolition of later extensions or other parts of buildings which are architecturally insignificant or inappropriate.

change of use of listed buildings and other buildings in Conservation Areas

C5 PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF LISTED BUILDINGS OR BUILDINGS IN CONSERVATION AREAS ONLY WHERE SUCH A CHANGE OF USE WOULD NOT BE DETRIMENTAL TO THE CHARACTER OF THOSE BUILDINGS OR THE CONSERVATION AREA.

Explanation

- 9.23 The use to which buildings are put can have a strong influence on the architectural character of an area, and therefore changes of use may not be acceptable. For this reason, the introduction of commercial uses to Church Close, Boston, next to the Stump, has successfully been opposed in the past. The Council will require detailed drawings to be submitted in relation to alterations required to implement any new use including all internal alterations in the case of listed buildings.

setting of listed buildings

C6 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT IN THE VICINITY OF A LISTED BUILDING WHERE THE SETTING OF THE LISTED BUILDING WOULD BE ADVERSELY AFFECTED.

Explanation

- 9.24 The grounds around a listed building or other buildings nearby may form a very important visual frame for the building, and in some cases landscaped grounds may even have a greater significance in the vicinity than the building itself. The Council will therefore carefully consider the visual impact of development proposals on the setting of a listed building. Such consideration will not be restricted to proposals affecting the curtilage of a listed building, but shall extend to any land visually related to a listed building.

development of sites adjacent to River Witham

- C7 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF LAND ADJACENT TO THE RIVER WITHAM, OR THE HAVEN (THE TIDAL STRETCH OF THE RIVER) ONLY WHERE THE SUBMITTED PROPOSALS ARE WELL DESIGNED AND VISUALLY RELATED TO THE RIVER SCENE: AND (WHERE APPROPRIATE) ACCOMMODATE AND PROMOTE ANY RECREATIONAL POTENTIAL OF THE SITE CONCERNED.**

Explanation

- 9.25 The presence of the river and its recreational potential have in the past often been ignored during the design of development of sites adjoining the river. The design of any future developments should take these factors into account so that the Borough's major natural feature may be used to greater effect. For large, or sensitive sites close to the river, the Council will, subject to the availability of resources, prepare a design brief.

Stump views

- C8 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH WOULD OBSTRUCT A PUBLIC VIEW OF ST . BOTOLPH'S CHURCH, BOSTON, OR WHICH WOULD CHALLENGE THE VISUAL DOMINANCE OF THE CHURCH.**

Explanation

- 9.26 The tower of St. Botolph's church (Boston Stump), 82 metres high, is the principal landmark of South Lincolnshire, and totally dominates the skyline of the town. It is therefore the Council's policy to ensure that any new buildings do not compete visually with the "Stump", or obscure important public views of the Church. New building works will not normally be permitted to exceed a height of 20 metres.
- 9.27 The Council wishes to encourage an awareness of the 'Stump' in the formulation of development proposals. Where the opportunity arises, it may be of benefit for development to provide or frame views of the building.

shopfront
design

C9 PLANNING PERMISSION FOR NEW OR ALTERED SHOPFRONTS WILL BE GRANTED WHERE THE PROPOSAL MAKES A POSITIVE CONTRIBUTION TO THE STREET SCENE, AND RELATES WELL TO THE CHARACTER AND APPEARANCE OF THE WHOLE BUILDING AND THE NEIGHBOURING DEVELOPMENT.

Explanation

9.28 Good shopfront design is crucial to the maintenance of an attractive shopping centre, and a successful conservation policy. Planning applications will be scrutinised to ensure that both the general and detailed treatment of shopfronts (especially in Conservation Areas) is consistent with the design of the building into which the shopfront is inserted, and also the general architectural character of neighbouring development. The Council has published a leaflet as a guide to good practice in shopfront design in Boston, and prospective developers are advised to consult the leaflet before finalising design proposals. Full detailed drawings, including a vertical section, will normally need to be submitted with a planning application.

use of
upper
floors in
Town
Centre

C10 THE BOROUGH COUNCIL, WHEN CONSIDERING PLANNING APPLICATIONS CONCERNING PROPOSED OR EXISTING BUILDINGS IN THE TOWN'S GENERAL BUSINESS AREA WILL REGARD AS A MATERIAL CONSIDERATION, ANY PROPOSALS FOR THE FULL UTILISATION OF UPPER FLOORS.

Explanation

9.29 Individual buildings are more likely to be properly and fully maintained if all parts of the building are in use. The town centre will also be livelier and more interesting visually if upper floors are actively used for something more positive and beneficial than occasional storage. The Borough Council therefore wishes to encourage use of upper floors, particularly for offices and flats, and such considerations will be taken into account when planning applications are determined.

ARCHAEOLOGY

ancient
monu-
ments

C11 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE APPEARANCE OR SETTING OF A NATIONALLY IMPORTANT ANCIENT MONUMENT, OR WHICH WOULD INVOLVE THE DISTURBANCE OF ANY ARCHAEOLOGICAL DEPOSITS AT OR NEAR SUCH A MONUMENT.

Explanation

9.30 Nationally important ancient monuments comprise scheduled Ancient Monuments together with an unscheduled earthworks known as Wybert's Castle and located to the east of Wyberton village. They are shown on the proposals map (including insets). Within the Borough there are at present 13 scheduled Ancient Monuments:

Algarkirk	-	Shrunken Medieval Village
Boston	-	Earthwork at Wyberton West Road
Boston	-	Hussey Tower
Boston	-	Hospital Bridge Footbridge
Fishtoft	-	Rochford Tower
Fishtoft	-	Cowbridge Iron Footbridge
Fosdyke	-	Churchyard Cross
Freiston	-	Churchyard Cross
Swineshead	-	Man War Ings (Earthworks)
Swineshead	-	Stump Cross
Swineshead	-	Swineshead Abbey
Swineshead	-	Butter Cross
Wrangle	-	King's Hill

9.31 Planning permission will not be granted for any proposals which would adversely affect the monuments. It should also be noted that any works affecting a scheduled Ancient Monument will require consent from the Culture, Media & Sport.

development affecting archaeological deposits

C12 PLANNING PERMISSION WILL BE REFUSED FOR DEVELOPMENT PROPOSALS WHICH ARE LIKELY TO CAUSE SIGNIFICANT DAMAGE TO ARCHAEOLOGICAL DEPOSITS AND FEATURES OF PARTICULAR IMPORTANCE, AND WHERE SUCH DAMAGE WOULD OUTWEIGH ANY BENEFIT TO THE COMMUNITY TO BE DERIVED FROM THE PROPOSED DEVELOPMENT. WHERE PLANNING PERMISSION IS GRANTED FOR DEVELOPMENT WHICH MAY POTENTIALLY CAUSE DAMAGE TO ARCHAEOLOGICAL DEPOSITS, WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED OR OBLIGATIONS (UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990) MAY BE SOUGHT MAKING THE DEVELOPER RESPONSIBLE FOR THE IMPLEMENTATION OF ONE OR MORE OF THE FOLLOWING MEASURES:

- 1) THE PRESERVATION OF ARCHAEOLOGICAL DEPOSITS IN SITU;**

- 2) **THE MAKING OF AN ADEQUATE RECORD OF ARCHAEOLOGICAL DEPOSITS BEFORE DEVELOPMENT COMMENCES;**
- 3) **THE COMPLETE OR PARTIAL ARCHAEOLOGICAL EXCAVATION OF THE SITE PRIOR TO DEVELOPMENT;**
- 4) **THE MONITORING OF DEVELOPMENT FOR ANY UNEXPECTED ARCHAEOLOGICAL IMPLICATIONS.**

THE ABOVE MEASURES SHOULD BE CARRIED OUT BY A BODY WITH APPROPRIATE ARCHAEOLOGICAL QUALIFICATIONS AND EXPERIENCE.

Explanation

- 9.32 Areas of known archaeological interest are indicated on Inset Maps. They show those areas likely to be of greatest interest to the archaeologist. It is probable that any development in these areas which would involve the digging of trenches, or other significant form of earth moving, would disturb archaeological deposits. Therefore an evaluation of the likely archaeological consequences of the development would be required before full consideration could be given to the planning application and developers are advised to seek the services of an archaeologist at an early stage. Evaluations will be required in every case with a site area of more than 0.25 acres, but for other proposals, evaluations need only be submitted at the specific request of the local planning authority. An evaluation will often involve the digging of trial trenches, but a field survey will not be necessary in every case.
- 9.33 On sites outside areas of known archaeological interest, an evaluation will only be required where there is a clear expectation that significant archaeological deposits are present. The County SMR will be one indication of archaeological interest. As additional areas of archaeological interest are discovered, such information will be published by the Council as supplementary planning guidance.
- 9.34 Preservation in situ will only be sought in cases where the intrinsic importance of the site is considerable relative to other material factors.

WORMGATE

9.35 Wormgate is a street of mixed uses forming part of the medieval core of the town, immediately to the north of the "Stump". By the early 1980's the area was in substantial commercial and physical decline. The Council therefore implemented a programme of environmental improvement and grant assistance which has seen a considerable degree of success. However it would appear that there continues to be a need for some special policy assistance to foster the proper conservation of the character of the area and its appropriate improvement and renewal. Therefore in addition to the preceding conservation policies, the following policies will also apply in the Wormgate area, as shown on the Town Centre Inset Map.

changes of
use in
Wormgate

C13 CHANGES OF USE BETWEEN RESIDENTIAL, COMMUNITY, RETAIL AND OTHER COMMERCIAL ENTERPRISES IN WORMGATE, WILL NORMALLY BE PERMITTED, PROVIDED THAT:

- 1) ANY ALTERATIONS TO THE APPEARANCE OF THE PROPERTIES IS IN KEEPING WITH THE CHARACTER OF THE AREA; AND**
- 2) ANY NEW USES DO NOT SUBSTANTIALLY AND ADVERSELY AFFECT RESIDENTIAL AMENITIES.**

changes of
use of
shops in
Wormgate

C14 PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF RETAIL PREMISES IN WORMGATE TO OTHER USES ONLY WHERE THE NEW USE IS ONE WHICH REQUIRES A SHOP WINDOW DISPLAY.

shopfronts
and
advertise-
ments in
Wormgate

C15 THE FOLLOWING TRADITIONAL FORMS OF SHOPFRONT ADVERTISING WILL NORMALLY RECEIVE CONSENT IN WORMGATE:

- 1) HAND PAINTED WOODEN FASCIAS;**
- 2) THE APPLICATION OF INDIVIDUAL LETTERING DIRECT TO BRICK OR MASONRY; AND**
- 3) PAINTED HANGING SIGNS.**

THE FOLLOWING FORMS OF ADVERTISING WILL NOT NORMALLY RECEIVE CONSENT:

- 4) INTERNALLY ILLUMINATED SIGNS;**

- 5) **PROJECTING BOX SIGNS DISPLAYED ABOVE FASCIA LEVEL; AND**
- 6) **FASCIA SIGNS IN MODERN BRIGHT OR SHINY FINISHES.**

ENVIRONMENT

the Wash site of special scientific interest

C16 DEVELOPMENT PROPOSALS AFFECTING THE WASH SITE OF SPECIAL SCIENTIFIC INTEREST WILL BE SUBJECT TO THE MOST RIGOROUS EXAMINATION OF THE LIKELY EFFECT OF THOSE PROPOSALS ON WILDLIFE AND THE NATURAL ENVIRONMENT. GREAT WEIGHT WILL BE ATTACHED TO MAINTAINING THE SPECIAL INTEREST OF THE SITE COMMENSURATE WITH ITS INTERNATIONAL STATUS AS A RAMSAR SITE AND SPECIAL PROTECTION AREA. IN DETERMINING PLANNING APPLICATIONS, THE COUNCIL WILL FOLLOW THE GOVERNMENT GUIDANCE AS SET OUT IN PPG9 - (NATURE CONSERVATION), CONSISTENT WITH THE STATUTORY REQUIREMENTS OF THE HABITATS REGULATIONS.

Explanation

- 9.36 The Wash Site of Special Scientific Interest is one of the most important sites for migratory wildfowl in Great Britain and it received international recognition when it was given RAMSAR and Special Protection Area status in 1988.
- 9.37 These two international designations relate to areas of high wildlife interest because of the quality of the sites or the large number of birds which depend upon them. The objectives of RAMSAR status are to stem progressive encroachment on, and loss of, wetlands. This was agreed at the Convention on Wetlands of International Importance in Ramsar, Iran, in 1971.
- 9.38 Special Protection Areas relate to the European Communities Council Directive of April 1979 on the Conservation of Wild Birds. Member states are required to take special measures to conserve the habitat of rare and vulnerable species of birds and regularly occurring migratory birds, with particular emphasis on the protection of wetlands.
- 9.39 The Wash is also a proposed Special Area of Conservation, to be designated under the E.U. Habitats Directive. The Conservation (Natural Habitats etc) Regulations 1994 also now apply to the Wash. Planning applications affecting the Wash will therefore be subject to the most rigorous examination to assess any impact on wildlife interests.

- 9.40 Planning applications should normally be accompanied by an Environmental Assessment. The Council will consult English Nature on proposals in, or adjacent to the Wash, or on any proposal which is likely to significantly affect this site. Account will also be taken of the guidance given in the non-statutory Wash Estuary Management Plan adopted in 1996, which is to be regarded as supplementary planning guidance.
- 9.41 In determining applications, the Council will employ the procedures and criteria which are set out in paragraph C10 of PPG9 - Nature Conservation. This advice is set out in its entirety in the box below.

EXTRACT FROM PPG9 - NATURE CONSERVATION - PARA. C10

“ The approach to be taken in considering a development proposal that would affect an SPA or SAC is set out below, whether the decision-taker is the Secretary of State or the local planning authority.

CONSIDERATION OF DEVELOPMENT PROPOSALS AFFECTING SPAs AND SACs

The decision-taker must first establish whether the proposed development is directly connected with or necessary to site management for nature conservation and whether it is **likely to have a significant effect** on an SPA or SAC. Taking account of advice from English Nature, they should consider whether the effect of the proposal on the site, either individually or in combination with other proposals, is likely to be significant in terms of the ecological objectives for which the site was classified or designated. If the initial assessment is inconclusive, a full assessment will be needed to establish the effect of the proposed development on the site.

If the decision-taker concludes that a proposed development unconnected with site management is likely significantly to affect an SPA or SAC, they must then assess its implications in view of the **site's conservation objectives** (i.e. the reasons for which the site was classified or designated), so as to ascertain whether or not it will adversely affect the integrity of the site. The advice of English Nature and the citation issued by them saying why the site was classified or designated will need to be carefully considered. The **integrity of a site** is the coherence of its ecological structure and function, across its whole area, that enable it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified. The scope and content of an **appropriate assessment** will depend on the location, size and significance of the proposed project. English Nature will advise on a case-by-case basis.

According to the nature conservation value of the site, they will identify whether particular aspects such as hydrology, disturbance or land-take should be specifically addressed. In the simplest cases, a general statement from them of the impact of the development may suffice. The assessment required under the Habitats Regulations does not correspond to an environmental assessment, although for some projects EA will be necessary (see paragraphs 38 - 39 of this PPG). In such cases it will be appropriate to use the information assembled for the purposes of the EA also for the assessment required by the Habitats Regulations.

If the decision-taker ascertains that the proposed development will adversely affect the integrity of the site, and this effect will not be removed by conditions, they must not grant planning permission except in the following closely defined circumstances. They must first be satisfied that there are no **alternative solutions**. They should consider whether there are or are likely to be suitable and available sites which are reasonable alternatives for the proposed development, or different, practicable approaches which would have a lesser impact. They should bear in mind the advice of English Nature. In their own interest applicants should demonstrate that they have fully considered alternative solutions.

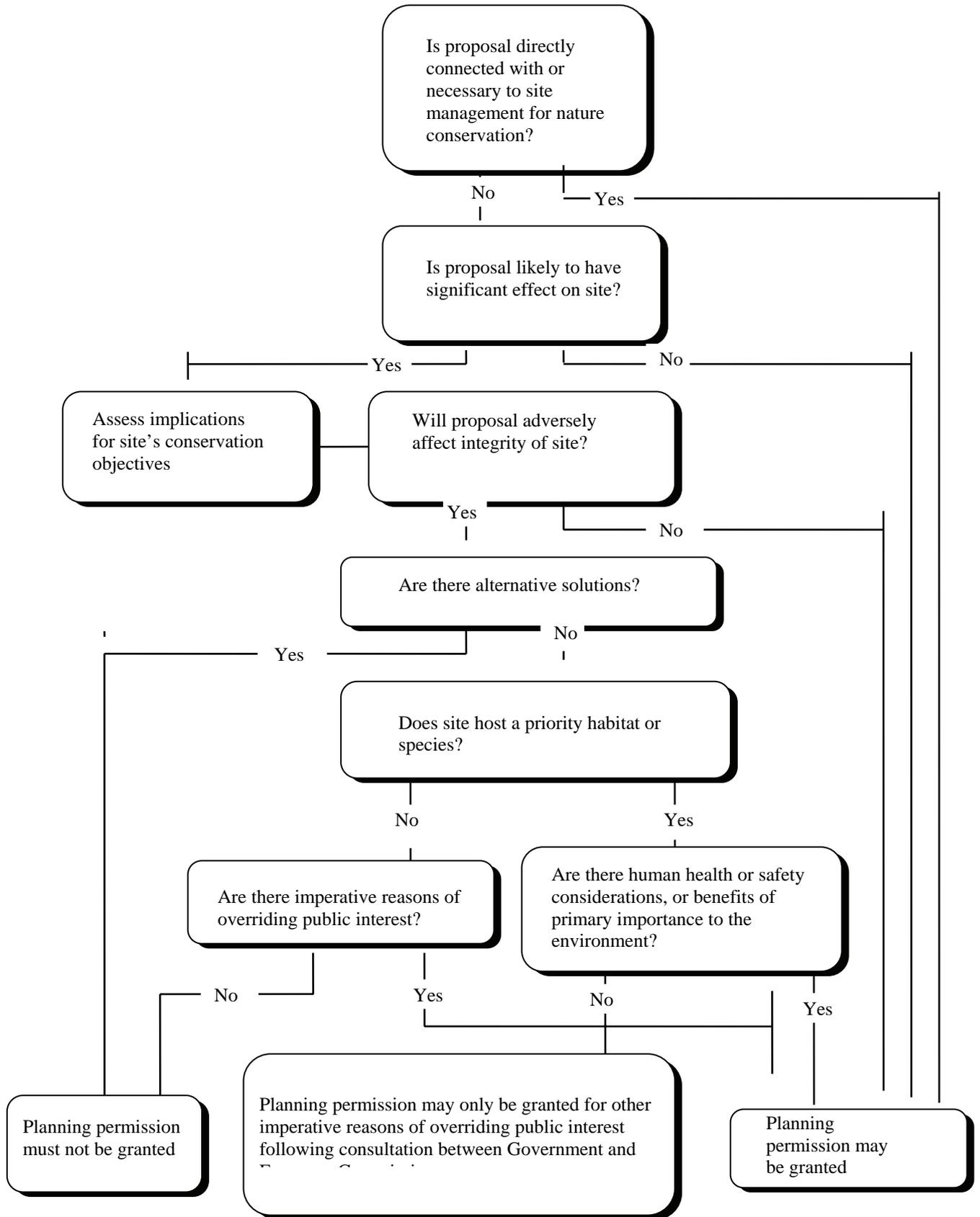
If there is no alternative solution, and the site does not host a priority natural habitat type of species defined in the Habitats Directive, planning permission must not be granted unless the proposed development has to be carried out for **imperative reasons of overriding public interest**, including those of a social or economic nature. Such reasons would need to be sufficient to override the ecological importance of the designation.

If the site hosts a priority habitat or species, and there is no alternative solution, the only considerations which can justify the grant of planning permission are those which relate to human health, public safety, or beneficial consequences of primary importance to the environment (unless the European Commission is of the opinion that there are other imperative reasons of overriding public interest - any such consultation with the Commission must be carried out by the Government).

This process is represented in the flow chart (which follows).

If planning permission is granted for a development which would adversely affect the integrity of an SPA or SAC, regulation 53 requires the Secretary of State to secure that any necessary compensatory measures are taken to ensure that the overall coherence of the Community-wide network of SPAs and SACs known as Natura 2000 is protected”.

CONSIDERATION OF DEVELOPMENT PROPOSALS AFFECTING SPAs AND SACs



sites of
local nature
conserv-
ation
interest

C17 DEVELOPMENT PROPOSALS WHICH WOULD ADVERSELY AFFECT THE SITES OF LOCAL NATURE CONSERVATION INTEREST (AS SHOWN ON THE PROPOSALS MAP) WILL ONLY BE PERMITTED WHERE:-

- A) THEY ARE IN THE LOCAL INTEREST WITH PUBLIC BENEFITS WHICH DECISIVELY OUTWEIGH THEIR ADVERSE EFFECT; AND**
- B) THEY COULD NOT FEASIBLY BE SITED IN A LESS SENSITIVE LOCATION.**

Explanation

9.42 The Plan identifies a number of sites which are of more than ordinary importance for nature conservation. Some of the sites provide visual interest in this comparatively featureless countryside. The Borough Council considers that the retention and care of these sites should be encouraged. A policy is necessary therefore to control development and the use of land in the vicinity of the sites in order to retain the diversity of topographical features, flora and fauna habitats and landscapes. In Policy C17 any 'adverse effect' would be assessed in terms of the particular characteristics of the site that account for its designation. Nothing in this policy affects rights of access, and in many cases there is no right of public access. The list of sites of local nature conservation interest, has been drawn up by the Lincolnshire Trust for Nature Conservation as follows:

Witham Way	-	Boston/Fishtoft
Hall Weir	-	Kirton
South Bank, River Welland	-	Fosdyke
Hobhole Bank	-	Fishtoft
Slippery Gowt (Haven Bank)	-	Boston/Wyberton
Brickpits (N of Tytton Lane W)	-	Wyberton
Baptist Cemetery	-	Boston
North Forty Foot Drain Bank	-	Boston
Boston Cemetery	-	Boston
Frith Bank	-	Fishtoft
Butterwick Bank	-	Butterwick

wildlife
habitats

C18 PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS WHICH WILL SIGNIFICANTLY AND ADVERSELY AFFECT THE NATURE CONSERVATION VALUE OF HABITATS OF MAJOR WILDLIFE VALUE, UNLESS:

- 1) THE PROPOSED DEVELOPMENT WILL BE OF SIGNIFICANT BENEFIT TO THE COMMUNITY;**
- 2) THE PROPOSED DEVELOPMENT COULD NOT FEASIBLY BE LOCATED IN A LESS SENSITIVE LOCATION; AND**
- 3) PROVISION IS TO BE MADE FOR THE REPLACEMENT OR REINSTATEMENT OF THE NATURE CONSERVATION VALUE OF THE AFFECTED FEATURE(S).**

Explanation

9.43 Policies C16 and C17 deal with the protection of notified sites of particular wildlife or ecological value. However, not all valuable sites are presently recognised and where a proposal is made for the development of a site which the Council (on the advice of English Nature, the Lincolnshire Trust for Nature Conservation or another appropriate body) identifies as being of major wildlife value (in the context of the Borough), the proposal's effect on the wildlife value of the site will be of prime importance in determining the application. Thus, where a proposal would involve significant damage to a valuable habitat, planning permission is unlikely to be forthcoming. Exceptions will normally be made only where a proposal which will benefit the community cannot realistically be relocated to a site of less wildlife value, and even then the Borough Council will expect the applicant to show that (s)he will reinstate or replace the affected habitat.

9.44 Habitats of major wildlife value are most likely to be found in the following types of landscape features - grassland, lakes, ponds, hedgerows, tree belts, woods, saltmarsh, rivers and other water courses (and their banks). These sorts of features are those which make the greatest contribution to habitat diversity, and which play an important role in the migration, dispersal and genetic exchange of wild species.

protected
species

C19 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENTS WHICH WILL HARM BADGERS, SPECIES PROTECTED UNDER PART 1 OR SCHEDULES 1, 5 OR 8 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED) OR THE EUROPEAN COUNCIL'S BIRDS DIRECTIVE OR HABITATS DIRECTIVE, UNLESS

- 1) **THE PROPOSED DEVELOPMENT WILL BE OF SIGNIFICANT BENEFIT TO THE COMMUNITY;**
- 2) **THE PROPOSED DEVELOPMENT COULD NOT FEASIBLY BE LOCATED IN A LESS SENSITIVE LOCATION; AND**
- 3) **MEASURES TO MITIGATE THE IMPACT UPON THE SPECIES WILL BE IMPLEMENTED.**

Explanation

9.45 Certain plants and animals are protected under the Wildlife and Countryside Act 1981, and badgers are protected under the Protection of Badgers Act 1992. In addition, species are protected by the Conservation (Natural Habitats & C.) Regulations 1994, and the European Directives on the conservation of wild birds (79/409/EEC) and the conservation of natural habitats and of wild fauna and flora (92/43/EEC).

9.46 Whilst new development and species protection are not mutually incompatible, they may be in conflict and therefore in accordance with advice in PPG9, where a proposed development may affect a protected species or its habitat the Borough Council will regard this issue as a material consideration in determining a planning application. In such circumstances the advice of English Nature will be sought and, if harm is likely, planning permission is unlikely to be forthcoming. Exceptions will normally be made only where a proposal which will benefit the community cannot realistically be relocated to a less sensitive site, and even then the Borough Council will expect the applicant to show that steps will be taken to mitigate any harm. It should be noted that licences for development operations affecting badgers or their setts are usually required from English Nature.

management
of wildlife
resources

C20 WHERE IT IS NECESSARY TO ENSURE THE PROTECTION AND SATISFACTORY MANAGEMENT OF SITES, HABITATS AND FEATURES OF WILDLIFE VALUE, OR THE PROTECTION OF SPECIES, THE BOROUGH COUNCIL WILL ATTACH CONDITIONS TO PLANNING PERMISSIONS OR SEEK TO ENTER INTO PLANNING OBLIGATIONS AS PROVIDED FOR UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Explanation

- 9.47 Regulation 37 of the Conservation (Natural Habitats & C.) Regulations 1994 requires local planning authorities to include policies within their development plans encouraging the management of landscape features which are of major importance for wild flora and fauna. Such features are those which, by virtue of their linear and continuous structure (such as rivers and their banks, or traditional field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species. Thus, when the Borough Council considers a planning application affecting such features, it will wish to assure their proper future management either through planning conditions or a Section 106 Agreement. Alternatively, the Council may wish to enter into management agreements with developers or land owners under Section 39 of the Wildlife and Countryside Act 1981, where appropriate.
- 9.48 When considering applications which will affect protected species, the Borough Council will attach conditions to a planning permission or seek to enter into an agreement for the protection of the species while development goes ahead, and subsequently.

new
habitats

C21 PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS TO EXTEND (OR CREATE NEW) WILDLIFE HABITATS APPROPRIATE TO THE AREA

Explanation

- 9.49 The Borough is an area of comparatively limited ecological or habitat diversity. The Council will therefore look favourably upon proposals to provide new wildlife habitats or to extend existing habitats. In many cases, the creation of a wildlife habitat will not require planning permission, but where consent is needed, it will be forthcoming provided the proposal relates to a habitat which is appropriate to the area.

coastal
zone

C22 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WITHIN THE COASTAL ZONE (AS INDICATED ON THE PROPOSALS MAP). EXCEPTIONS WILL BE MADE FOR MINOR DEVELOPMENTS RELATED TO THE ENJOYMENT OF THE COUNTRYSIDE AND THE FORESHORE, AND FOR SMALL SCALE AGRICULTURAL DEVELOPMENTS. SMALL EXTENSIONS TO EXISTING BUILDINGS AND USES WILL BE ALLOWED WHERE THE CHARACTER OF THE COUNTRYSIDE REMAINS UNAFFECTED.

Explanation

- 9.50 The Borough's coastal strip is composed of saltmarsh and agricultural land reclaimed from the Wash. Public access is very limited and non-farming activities are restricted to informal leisure pursuits, such as walking along sea banks and birdwatching. Planning applications for development are very few in number, and it is intended that development should in future continue to be restricted to proposals essential for existing pursuits. In particular, planning permission for development needed to support existing agricultural operations in the vicinity, will normally be granted.
- 9.51 This policy should not be construed as indicating any support for reclamation of land from the Wash. The designated coastal zone is equivalent to the area identified by Lincolnshire County Council in the Coastal Subject Plan as a coastal conservation area.
- 9.52 The Borough Council has co-operated with other local authorities, statutory bodies and interested parties in the production of a management plan for the Wash which has protection of conservation interests as its main theme.

tree
preserv-
ation

C23 DEVELOPMENT WILL NOT NORMALLY BE PERMITTED WHICH WILL CAUSE HARM TO OR THE LOSS OF A TREE PROTECTED BY A TREE PRESERVATION ORDER.

Explanation

- 9.53 The Borough Council is empowered to protect trees and woodlands by means of Tree Preservation Orders which prohibit the wilful destruction, lopping, topping or uprooting of any tree protected by the Order without the consent of the Council. The Council will consider serving an Order when healthy and sound trees of significant amenity value are threatened with the possibility of felling or inappropriate lopping.
- 9.54 Not all trees will qualify for such protection however. The Council will need to take into account the general level of tree cover in the area, the suitability of species in the locality and any special rarity of historic value and the relationship of the tree(s) to important buildings and open spaces.

9.55 The tree cover in the Borough is generally very sparse and the value of the existing trees is therefore enhanced by their scarcity. Plans submitted with planning applications should include details on the location, species, and condition of all trees within the application site, together with details of future proposals. The Council will take into account the threat, or potential threat from the proposals to any trees on or adjacent to the site, including the lowering of the water table, severing or constricting root spread and ground disturbance. The positioning of dwellings close to trees can lead to pressures to fell for daylight or safety reasons which may be difficult to resist. An overwhelming need for development would have to be proven to warrant an exception to this policy. A new Tree Preservation Order may be made where trees of the required quality are included within a proposed development site.

protected
landscape
sites

C24 WITHIN SETTLEMENTS, PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT ON THE PROTECTED LANDSCAPE SITES (SHOWN ON INSET MAPS), WHICH REPRESENT AN IMPORTANT PART OF A SETTLEMENT'S CHARACTER, PROVIDE A VALUABLE LOCAL AMENITY, OR ALLOW AN IMPORTANT VIEW.

Explanation

9.56 Planning permission will normally be granted for the development of open land within existing settlements as shown on Inset Maps. However, in the following settlements individual open sites have been identified where it is proposed that no development should take place which would change the basic character of the space:

Boston
Butterwick
Kirton
Kirton End
Kirton Holme
Freiston
Old Leake
Sutterton
Wigtoft

9.57 The protected open space in each case is an important component in the overall character of the settlement.

COMMUNITY FACILITIES

Introduction

- 10.1 The presence of the necessary community facilities is as important to the well-being of a settlement as the availability of jobs and houses, and can contribute to reducing the need for car-borne journeys, i.e. can contribute to sustainability. This Chapter therefore contains policies to protect existing facilities and to allow for the development of new facilities.
- 10.2 However, responsibility for the provision of most community facilities and services lies with authorities other than the Borough Council. Also these authorities often do not require the Borough Council's approval to carry out the development of land or buildings. Nevertheless the Local Plan must take account of any major proposals for the change of use of land likely to be implemented during the Local Plan period in order both to protect sites from any other development, and to inform the public.

proposed
community
facilities

CF1 PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT WHICH IS LIKELY TO PREJUDICE THE DEVELOPMENTS DESCRIBED BELOW AND SHOWN ON THE PROPOSALS MAP (BOSTON AND TOWN CENTRE INSETS).

- A) **HOSPITAL EXTENSION - LAND TO THE WEST OF THE PILGRIM HOSPITAL WHICH IS PROPOSED TO BE USED FOR AN EXTENSION TO THE HOSPITAL OR FOR DEVELOPMENT ANCILLARY TO THE HOSPITAL;**
- B) **WASTE DISPOSAL SITE - LAND AT SLIPPERY GOWT WHICH IS PROPOSED TO BE USED FOR REFUSE DISPOSAL BY LANDFILL;**
- C) **SERVICES FOR THE MENTALLY ILL - LAND AT WHITE HOUSE LANE WHICH IS PROPOSED TO BE DEVELOPED FOR THE PROVISION OF SERVICES FOR THE ELDERLY MENTALLY ILL, AND FOR THE RESIDENTIAL ACCOMMODATION OF THE MENTALLY ILL; AND**
- D) **COLLEGE AND ASSOCIATED DEVELOPMENT - LAND TO THE NORTH OF SKIRBECK ROAD AND ON THE SITE OF THE FORMER KITWOOD BOYS SCHOOL WHICH IS PROPOSED TO BE USED FOR THE EXPANSION OF BOSTON COLLEGE'S FACILITIES.**

Explanation

10.3 The development of these facilities will meet some of the Borough's essential needs and, in some cases, will contribute to the area's economic well-being.

existing
community
facilities

CF2 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WILL LEAD TO THE LOSS OF AN EXISTING COMMUNITY OR SOCIAL FACILITY, UNLESS:

- 1) THERE IS NO LONG TERM NEED FOR SUCH A FACILITY IN THE AREA; OR**
- 2) ALTERNATIVE OR BETTER PROVISION OF FACILITIES HAS BEEN OR WILL BE PROVIDED NEARBY BEFORE DEVELOPMENT COMMENCES.**

Explanation

10.4 Facilities such as health centres, meeting halls and schools play a vital role in the life of all communities, and in rural settlements, facilities such as shops, post offices and pubs are equally vital. This Local Plan's strategy is to revitalise all the Borough's communities by boosting the local economy and making housing land available where appropriate, but equally important is the retention of existing community facilities.

10.5 The Borough Council cannot prevent a village shopkeeper or publican from ceasing to trade, and nor can it stop the health or education authority from closing one of its facilities. However, planning permission for the redevelopment of a site or change of use of buildings used for the provision of an important facility will not be granted unless the Borough Council is satisfied that there is no long term need for the facility. In the case of commercial ventures such as village shops, post offices or pubs, an applicant would have to show that a genuine attempt has been made to sell the facility as a going concern. In the case of such facilities as health or education establishments, the responsible authority will be expected to show that the service provided is no longer needed by the community, or that the community's needs can be satisfactorily met by provision elsewhere.

new
community
facilities

CF3 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF NEW COMMUNITY OR SOCIAL FACILITIES WITHIN SETTLEMENTS, PROVIDED THAT THE PROPOSAL:

- 1) **WILL NOT CAUSE UNACCEPTABLE TRAFFIC OR PARKING PROBLEMS, AND WILL NOT CAUSE UNACCEPTABLE HARM TO THE AMENITIES OF NEIGHBOURING LAND USERS AND RESIDENTS; AND**
- 2) **IS COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA IN TERMS OF ITS SCALE, LAYOUT, DESIGN AND MATERIALS.**

Explanation

- 10.6 Given the importance of community facilities to the life of a settlement, planning permission will normally be forthcoming for the establishment of new facilities, either by conversion/change of use or new building. Proposals which will be seriously harmful to safety or amenity will not however be permitted.

ADVERTISEMENTS

Introduction

- 11.1 The Council is required to determine applications for consent to display advertisements according to the effects that those proposals would have on amenity and road safety. The following policies are therefore mainly concerned with those matters which the Council considers to be relevant to evaluating the impact of advertisement proposals on amenity. The advice of the Highway Authorities will be sought on the effect of proposals on highway safety.

guidelines
for
advertise-
ments

A1 CONSENT FOR THE DISPLAY OF ADVERTISEMENTS IN THE TOWN AND THE VILLAGES WILL BE GRANTED WHERE THE DESIGN, SITING AND SIZE OF THE ADVERTISEMENT IS NOT DETRIMENTAL TO THE CHARACTER OF THAT BUILDING, OR THE VISUAL AMENITY OF THE SURROUNDING AREA. THE GUIDELINES SET OUT BELOW WILL ALSO BE EMPLOYED WHEN CONSIDERING INDIVIDUAL APPLICATIONS:

- 1) **ADVERTISING ON TRADITIONAL BUILDINGS AND SHOPFRONTS SHALL REFLECT THE OVERALL CHARACTER OF THE BUILDING CONCERNED, ESPECIALLY IN CONSERVATION AREAS. IN THESE CIRCUMSTANCES, INTERNALLY ILLUMINATED AND PROJECTING BOX SIGNS WILL NOT NORMALLY RECEIVE CONSENT;**
- 2) **SHOP SIGNS SHALL NORMALLY BE ERECTED AT FASCIA LEVEL. HOWEVER, HANGING SIGNS MAY BE ERECTED ELSEWHERE PROVIDED THAT THE CHARACTER OF THE BUILDING CONCERNED WOULD NOT BE IMPAIRED;**
- 3) **ILLUMINATED PROJECTING SHOP SIGNS SHALL NORMALLY BE LIMITED TO ONE PER SHOP OR BUSINESS CONCERNED;**
- 4) **WHERE PERMITTED, PROJECTING SIGNS SHALL PROJECT NO MORE THAN 0.75 METRES FROM THE FRONT WALL OF THE SHOP AND BE NO MORE THAN 0.75 METRES IN DEPTH;**
- 5) **WHERE INTERNAL ILLUMINATION OF SHOP FASCIA SIGNS IS PERMITTED, ILLUMINATION WILL NORMALLY BE CONFINED TO THE LETTERING AND LOGOS ONLY;**

- 6) **ILLUMINATED ADVERTISEMENTS WILL BE ALLOWED ON BUSINESS PREMISES IN RESIDENTIAL AREAS ONLY WHERE THE DEGREE OF ILLUMINATION PROPOSED IS THE MINIMUM REASONABLY REQUIRED IN EACH CASE;**
- 7) **HIGHWAY SAFETY SHALL NOT BE ADVERSELY AFFECTED.**

Explanation

11.2 The Council recognises that it is necessary to display advertising signs in commercial areas and on individual premises. Well designed signs can have a positive effect on the appearance of a building and its vicinity. On the other hand, inappropriate or poorly designed advertisements can have a very damaging effect. Signs which are too large, numerous or brightly illuminated can visually dominate their surroundings. The Council wishes to ensure quality in design and items 1-7 above indicate those guidelines which the Council will employ in considering the visual impact of advertising proposals on buildings, or sites, and the wider environment.

flag
advertisements

A2 CONSENT WILL NOT NORMALLY BE GRANTED FOR FLAG ADVERTISEMENTS TO BE DISPLAYED ON LISTED BUILDINGS OR IN CONSERVATION AREAS. EXCEPTIONS WILL BE MADE WHERE THE SCALE AND NATURE OF THE BUILDING CONCERNED IS SUCH THAT A SINGLE FLAG ADVERTISEMENT IS VISUALLY ACCEPTABLE.

Explanation

11.3 The character of many listed buildings and conservation areas could be significantly affected by flag advertisements. For instance a rash of such advertisements would certainly adversely affect the appearance of Boston Market Place. However, some larger individual buildings are able to visually absorb a flag advertisement without detriment. Consent will be granted in these circumstances, but not for more than one flag.

advertising
hoardings

A3 CONSENT FOR THE ERECTION OF ADVERTISEMENT HOARDINGS OR POSTER PANELS WILL NOT NORMALLY BE GRANTED IN THE OPEN COUNTRYSIDE OR IN RESIDENTIAL AREAS. IN COMMERCIAL OR INDUSTRIAL AREAS, CONSENT WILL NORMALLY BE GRANTED WHERE THE PROPOSED HOARDING OR POSTER PANEL:

- 1) **IS IN SCALE WITH THE SURROUNDING BUILDINGS;**
- 2) **RESPECTS THE DESIGN AND ARCHITECTURAL DETAILING OF NEIGHBOURING BUILDINGS, ESPECIALLY IN CONSERVATION AREAS; AND**
- 3) **DOES NOT VISUALLY DOMINATE ITS SURROUNDINGS.**

Explanation

11.4 There is a continuing demand for advertising on large hoardings. These are acceptable in terms of their visual impact in limited circumstances, particularly where an untidy vacant site may be screened from view. Hoardings will not normally be acceptable in the countryside or in residential areas, but may receive consent in commercial and industrial areas in limited circumstances. Particular care will be taken with the siting and design of hoardings in conservation areas.

advertisements in the countryside

A4 ADVERTISEMENTS WILL NOT NORMALLY RECEIVE CONSENT IN THE COUNTRYSIDE UNLESS MOUNTED ON OR WITHIN EXISTING COMMERCIAL OR INDUSTRIAL PREMISES. APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS IN SUCH LOCATIONS WILL BE ASSESSED IN RELATION TO THE IMPACT OF THE DESIGN, SIZE AND ILLUMINATION OF THE PROPOSAL ON THE VISUAL AMENITY OF THE COUNTRYSIDE, AND THE EFFECT ON HIGHWAY SAFETY.

Explanation

11.5 The general display of advertisements will normally be inappropriate in the countryside. Exceptions will be made where authorised commercial or industrial premises need to make their presence known to visitors or customers. The display of advertisements will also be allowed where farm-based commercial enterprises need to be brought to the attention of the public. Advertisements should be carefully designed within the context of the site and its surroundings, and where possible should be located on, or close to, buildings.

advance signs in the countryside

A5 ADVANCE SIGNS IN THE COUNTRYSIDE WILL RECEIVE CONSENT WHERE:

1. **THEY DO NOT EXCEED 0.5 SQUARE METRES IN SIZE;**
2. **THEY DO NOT HARM THE INTERESTS OF HIGHWAY SAFETY; AND**
3. **AT LEAST ONE OF THE FOLLOWING CIRCUMSTANCES APPLIES;**

- A) **THE PROPOSED SIGN WOULD IMPROVE HIGHWAY SAFETY;**
- B) **A SIGN IS REQUIRED TO NOTIFY THE PUBLIC OF A BUSINESS OR OTHER FACILITY SITED A SHORT DISTANCE OFF THE ROAD ALONG WHICH THE SIGN WOULD BE DISPLAYED;**
- C) **A TEMPORARY SIGN FOR THE GUIDANCE OF TRAFFIC TO CONSTRUCTION SITES.**

WHERE PRACTICABLE, ESSENTIAL ADVERTISING NEEDS SHOULD BE COMBINED IN ONE SIGN IN ORDER TO AVOID A PROLIFERATION OF SIGNS. IN THESE CIRCUMSTANCES IT MAY BE APPROPRIATE FOR A SIGN TO EXCEED 0.5 SQUARE METRES IN SIZE.

Explanation

- 11.6 In order to protect the amenity of the countryside, advertising displays will not normally be acceptable. However, advance signs are sometimes necessary for the direction of traffic or to ensure the viability of rural businesses. Where access to commercial or industrial premises is difficult, dangerous, or heavily used, the interests of highway safety may demand good advance signing. Also where a business or facility is sited a short distance from the main highway, a well designed advance sign may be acceptable in order to inform the public of its location. It will also be appropriate for temporary signs to guide construction traffic to development sites. The sign, together with its method and location of display, should not be so distracting or confusing as to create a hazard for those using the highway. Signs will not be permitted where they will obscure highway signs or signals.

DEVELOPMENT IN THE COUNTRYSIDE

Introduction

- 12.1 The Government stresses, in PPG7, that the guiding principle for development in the countryside is that it should benefit the rural economy and maintain or enhance the environment. Thus, although it is a priority to promote the diversification of the rural economy (to offer more varied employment opportunities), the countryside needs to be safeguarded for its own sake - to protect its landscape, wildlife habitats and historic features. Considerable weight must also be given to protecting the best quality agricultural land, as it is a national resource for the future.
- 12.2 Diversification can be achieved by the establishment of suitable tourism, commercial or light manufacturing industries. It is preferable for such businesses to be established in or next to existing villages, or by the conversion and adaptation of existing rural building since the government stresses that new building in the countryside should be strictly controlled.
- 12.3 The construction of houses in the countryside will rarely be acceptable. Where there is a need for a house to meet the requirements of agriculture or forestry, an exception may be justified, and the construction of a dwelling in a gap within a small group of houses in the countryside may also be acceptable.
- 12.4 The County Council's strategy is to encourage the growth of the rural economy, provided that this does not take place at the expense of the County's environment, heritage, character or landscape. Thus, the policies adopted in Structure Plan Alteration No 1 and formerly proposed in Alteration No 3 cover the following issues:
- directing development to lower quality agricultural land where possible;
 - encouraging the diversification of the rural economy;
 - allowing for the construction of agricultural buildings and livestock units;
 - allowing for the conversion of suitable farm buildings to dwellings;
 - allowing for new houses in the countryside only for farm or forestry workers.
- 12.5 Most of Boston Borough is countryside, mainly devoted to intensive agriculture and horticulture. The farmland is among the best and most versatile in the UK and, as such, deserves protecting from unnecessary development. The countryside's distinctive character has been largely shaped by the requirements of agriculture, and the Borough Council wishes to conserve and improve this character.

12.6 However, there is a need for development in the countryside, both to meet the requirements of existing rural activities and to allow for the introduction of appropriate new activities which can bolster the rural economy. This chapter sets out those forms of development which will be acceptable in the countryside.

12.7 The Environmental Appraisal showed that several of the chapter's policies would be likely to have a negative impact upon transport energy efficiency, or landscape. When these policies were re-examined, it was found that a countryside location was essential for the activities concerned, and that the likely impacts highlighted by the appraisal were unavoidable. Furthermore, any negative impacts were mitigated by the fact that all developments likely to be permitted in the countryside were as exceptions to the provisions of Policy C01, which was shown to have only positive or neutral impacts.

develop-
ment in
the
country-
side

CO1 DEVELOPMENT WILL NOT BE PERMITTED IN THE COUNTRYSIDE UNLESS IT IS SUPPORTED BY OTHER LOCAL PLAN POLICIES.

Explanation

12.8 The Borough Council wishes to conserve the character of the countryside, protect the best and most versatile agricultural land, avoid the high costs of servicing new development in scattered locations and prevent the coalescence of settlements. Therefore, planning permission for new development in the countryside will be strictly controlled. The plan makes allowance for development which benefits economic activity, or which meets particular social needs, while maintaining or enhancing the environment.

12.9 The most common exceptions are described in this chapter, but reference should also be made to Policies ED6, ED7, ED9, ED10, ED11, ED12, RTC3, RTC11, T5, H7, R2, R4, R8, R9, R11, R12, A4 and A5. Minerals development proposals will be considered in relation to the Minerals Local Plan, prepared by the County Council.

infilling
develop-
ment

CO2 WHERE A COHESIVE GROUP OF DWELLINGS IS LOCATED IN THE COUNTRYSIDE, PLANNING PERMISSION WILL BE GRANTED FOR LIMITED ADDITIONAL RESIDENTIAL DEVELOPMENT WHERE:

- 1) **IT REPRESENTS THE FILLING OF A SMALL GAP WITHIN THE GROUP;**
- 2) **IT WILL NOT RESULT IN A MATERIAL CHANGE TO THE AREA'S CHARACTER;**
- 3) **IT WILL NOT CREATE OR EXTEND RIBBON DEVELOPMENT;**

- 4) **THE FORM, SCALE, MATERIALS AND PROPORTIONS OF ANY BUILDINGS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS;**
- 5) **THERE ARE NO EXISTING USES ADJOINING, OR CLOSE TO, THE PROPOSED DWELLING WHICH ARE LIKELY TO CAUSE UNACCEPTABLE ENVIRONMENTAL PROBLEMS FOR FUTURE RESIDENTS; AND**
- 6) **THE SITE IS NOT OF SIGNIFICANT EXISTING OR LONGER TERM SOCIAL, OPEN SPACE, OR RECREATIONAL VALUE.**

Explanation

12.10 Residential development will not normally be allowed in the countryside. Nevertheless, opportunities may arise to construct one or two dwellings in gaps within existing small groups of dwellings without significant effect on the appearance of the group or the countryside. However, this policy is not intended to apply to every group of dwellings in the countryside. It will apply only where a number of dwellings, (generally at least 5 or 6) form a compact group, rather than a loose collection of buildings.

12.11 In every case planning permission will be granted only where the Borough Council is satisfied that the proposed development will not harm the character of the area. However, the fact that a single house on a particular site would not be harmful is not by itself a conclusive argument - it could be repeated too often. The site's circumstances must therefore be such that its development would not set a precedent for further similar developments, the cumulative effect of which would be harmful. The design of any dwelling will also need to be appropriate to the rural setting.

extensions
to
dwellings

CO3 PLANNING PERMISSION FOR AN EXTENSION TO AN EXISTING DWELLING IN THE COUNTRYSIDE WILL BE GRANTED WHERE:

- 1) **THE PROPOSED EXTENSION WOULD REPRESENT ONLY A MINOR INCREASE ON THE TOTAL FLOORSPACE OF THE ORIGINAL DWELLING;**
- 2) **THE FORM, SCALE, MATERIALS AND PROPORTIONS OF THE EXTENSION ARE COMPATIBLE WITH THE ORIGINAL;**

- 3) **THE EXTENSION RELATES WELL TO THE SIZE AND SHAPE OF THE DWELLING CURTILAGE; AND**
- 4) **THE SITING AND SCALE OF THE PROPOSAL DOES NOT SERIOUSLY AFFECT THE DEGREE OF SUNLIGHT, DAYLIGHT OR PRIVACY ENJOYED BY THE OCCUPANTS OF NEIGHBOURING PROPERTIES.**

Explanation

12.12 This policy is intended to prevent extensions being made to rural properties, the scale or character of which would harm the appearance of the dwelling (eroding its rural character) or the countryside in general. As a guideline, an increase of more than 40%-45% on the original total floorspace will rarely be appropriate. If the scale of rural extensions is not limited, there is also a risk that the availability of small dwellings in the countryside will be progressively reduced. Thus the creation of a large dwelling from what was formerly a small fen cottage or other rural dwelling will not be allowed.

agricultural dwellings

CO4 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF DWELLINGS IN THE COUNTRYSIDE WHICH ARE ESSENTIAL FOR THE EFFECTIVE OPERATION OF A VIABLE, FULL TIME AGRICULTURAL OR FORESTRY UNIT, PROVIDED THAT:

- 1) **SUITABLE ACCOMMODATION COULD NOT BE PROVIDED IN A NEARBY SETTLEMENT;**
- 2) **THE CONVERSION OF AN EXISTING BUILDING TO RESIDENTIAL USE IS NOT PRACTICAL;**
- 3) **THE DWELLING IS SITED SO AS TO RELATE AS CLOSELY AS POSSIBLE TO THE FARMSTEAD OR OPERATIONAL BUILDINGS IT WILL SERVE, AND TO MAKE THE MINIMUM POSSIBLE INTRUSION INTO THE COUNTRYSIDE;**
- 4) **THE DWELLING IS OF AN APPROPRIATE SIZE TO MEET THE PROVEN AGRICULTURAL NEED; AND**

5) THE FORM, SCALE, MATERIALS AND PROPORTIONS OF ANY BUILDINGS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS.

PERMISSION WILL NORMALLY BE SUBJECT TO THE ATTACHMENT OF THE FOLLOWING CONDITION:

'THE OCCUPATION OF THE DWELLING SHALL BE LIMITED TO A PERSON SOLELY OR MAINLY WORKING, OR LAST WORKING, IN THE LOCALITY IN AGRICULTURE OR IN FORESTRY, OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS.'

Explanation

- 12.13 The countryside of Boston Borough is mainly devoted to intensive agriculture and horticulture, and these businesses provide a very significant proportion of the area's employment. Most of those working in agriculture live in the Borough's settlements, but exceptionally the demands of a particular farm enterprise make it essential for one or more workers to live at, or very close to, their place of work. Planning permission will be granted for such accommodation only where an independent assessment has established that the requirements of the business mean that one or more workers need to be on hand at most times - to oversee agricultural processes or to care for livestock, for example. Where an application relates to the intention to set up a new farm business, financial evidence may also be required to indicate the likelihood of the proposed business being successfully established. Where evidence is inconclusive, particularly where the Council is not convinced that a proposed business is viable, planning permission may be granted for the provision of temporary accommodation (for perhaps 2 or 3 years) until it becomes clear whether or not a permanent dwelling can be justified.
- 12.14 Many businesses formerly concerned solely with agriculture are now diversifying into other activities. Although diversification of the rural economy is to be supported, it would not be appropriate to allow new dwellings in the countryside in order to meet the operational needs of such businesses, as this could lead to the construction of unnecessary dwellings, to the detriment of the countryside's character. Thus arguments of need will be acceptable only where they relate to the agricultural part of any business, and not any non-agricultural diversified activities.

12.15 Even when the need for accommodation has been established, it is preferable if this need can be met by the conversion of an existing building, rather than by the construction of a new house, since this may have considerably less impact on the character of the countryside. Therefore, before planning permission will be granted for the construction of a new dwelling, the applicant will have to show that (s)he has fully explored the possibility of providing the required accommodation by converting an existing non-residential building and that this option has proved to be impractical. If conversion is a practical proposition, the provisions of Policy CO7 will be relevant.

12.16 Given that one of the main aims of this Local Plan is to protect the character of the countryside, close attention will be given to the size, location and design of any new dwelling proposed to be built under the terms of this policy. Planning permission will not be granted for a dwelling which is unjustifiably large in relation to the established needs of the unit. In all cases, design and materials will be expected to have been selected with the intention of minimising the dwelling's intrusion into the countryside.

restrictive
occupancy
conditions

CO5 PLANNING PERMISSION FOR THE REMOVAL OF A RESTRICTIVE OCCUPANCY CONDITION WILL NOT BE GRANTED EXCEPT WHERE EITHER:

- 1) IT CAN BE ESTABLISHED THAT THE DWELLING IS NO LONGER NEEDED IN THE INTERESTS OF LOCAL AGRICULTURE OR HORTICULTURE; OR**
- 2) THE RESTRICTED DWELLING HAS BEEN ABSORBED BY SUBSEQUENT VILLAGE OR TOWN DEVELOPMENT.**

Explanation

12.17 The circumstances surrounding certain agricultural dwellings will change over time. However, to prevent the 'back-door' proliferation of dwellings in the countryside it is important that restrictive occupancy conditions should be relaxed only when they are no longer serving any useful purpose. Thus, a condition will be removed in only the two following circumstances. Firstly, where a nearby settlement has expanded and absorbed the restricted dwelling. Secondly, where circumstances have changed so much that a dwelling is no longer required to serve the needs of local agriculture or horticulture. To establish this, an applicant would have to show that: a) the dwelling is surplus to the current and foreseeable needs of the holding to which it relates; and b) there is no longer the need for a dwelling for someone solely, mainly or last working in agriculture in the area as a whole, by demonstrating that a genuine attempt has been made to sell the dwelling at a price which reflects the existence of the restrictive occupancy condition:

re-use of buildings in the countryside for employment uses

CO6 THE CONVERSION OF BUILDINGS IN THE COUNTRYSIDE TO INDUSTRIAL, COMMERCIAL, TOURISM, RECREATIONAL, OR SOCIAL USES WILL BE GRANTED PLANNING PERMISSION PROVIDED THAT:

- 1) THE PROPOSED USE WILL NOT GENERATE LEVELS OF TRAFFIC, DUST, NOISE, SMELL OR OTHER POLLUTION WHICH WILL SIGNIFICANTLY HARM THE CHARACTER OF THE COUNTRYSIDE OR THE AMENITIES OF OTHER NEARBY LAND USERS OR RESIDENTS;**
- 2) THE PROPOSED MEANS OF DISPOSING OF THE RESULTANT FOUL AND SURFACE WATER ARE SATISFACTORY;**
- 3) THE PROPOSAL WILL NOT RESULT IN THE LOSS OF HABITAT FOR BARN OWLS, BATS OR OTHER PROTECTED SPECIES; AND**
- 4) THERE ARE NO EXISTING USES ADJOINING, OR CLOSE TO, THE BUILDING WHICH ARE LIKELY TO CAUSE UNACCEPTABLE ENVIRONMENTAL PROBLEMS FOR THE BUILDING'S USERS.**

EXTENSIONS WILL BE ALLOWED TO NON-TRADITIONAL BUILDINGS PROVIDED THAT THE EXTENSION WOULD BE IN SCALE WITH THE ORIGINAL, AND WOULD NOT CREATE A SIGNIFICANT VISUAL INTRUSION INTO THE COUNTRYSIDE.

IF THE BUILDING IS OF TRADITIONAL DESIGN AND CONSTRUCTION, PERMISSION WILL BE GRANTED IF:

- i) THE BUILDING IS SUBSTANTIALLY INTACT, AND THE PROPOSAL WILL NOT ENTAIL SIGNIFICANT EXTENSION, ALTERATION OR RE-BUILDING WORK; AND**
- ii) THE PROPOSAL WILL NOT SERIOUSLY HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, ITS SETTING, OR THE AREA IN GENERAL.**

Explanation

- 12.18 The Borough Council wishes to encourage the establishment of new employment-generating uses in the countryside in the interests of diversifying the rural economy. However, uses which will have a harmful effect upon the rural character will not be permitted. Such effects can be caused either by the use itself (i.e. that it produces noise, dust, smell etc.) or because it depends upon attracting large numbers of visitors (leading to environmental problems through increased traffic or parking). A use which would attract large numbers of visitors is also unlikely to be 'sustainable' in that a countryside location will tend to mean that visitors will be car-borne. Countryside buildings can become the homes of protected species (species protected under Part 1 or Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended) or the European Council's Birds Directive or Habitats Directive), and proposals which will result in loss of habitat for such species will not be allowed. Where uses will not cause such problems, the Borough Council will support, in principle, the establishment of new businesses in the countryside.
- 12.19 However, the construction of new buildings for this purpose is likely to erode the character of the countryside and, for this reason, new premises will be allowed only exceptionally (see Policy ED7 and Policy CO13). The introduction of new employment generating uses into existing rural buildings is, on the other hand, unlikely to create new problems of visual intrusion, and is therefore to be supported.
- 12.20 The introduction of a new use to traditionally designed and constructed buildings can also help to ensure that they do not fall into dereliction. However, in cases like this, it is essential that the proposal will not harm the building's appearance through alteration or extension. In the case of non-traditional buildings, whilst some extension may be acceptable, the end result must not be so large that it becomes more prominent in the countryside.

re-use of buildings in the countryside for residential purposes

CO7 THE CONVERSION OF A NON-RESIDENTIAL BUILDING IN THE COUNTRYSIDE TO RESIDENTIAL USE WILL NOT BE GRANTED PLANNING PERMISSION, EXCEPT WHERE:

- 1) THE BUILDING IS OF AN ARCHITECTURAL QUALITY AND INTEREST WHICH IS WORTHY OF RETENTION;**
- 2) NON-RESIDENTIAL USES HAVE BEEN FULLY INVESTIGATED AND HAVE BEEN SHOWN TO BE UNVIABLE OR UNSATISFACTORY;**
- 3) THE BUILDING IS LARGELY INTACT, AND THE PROPOSAL WILL NOT ENTAIL SUBSTANTIAL EXTENSION OR RE-BUILDING WORK;**

- 4) **THE PROPOSAL WILL NOT DETRIMENTALLY ALTER THE CHARACTER OR APPEARANCE OF THE BUILDING, ITS SETTING, OR THE AREA IN GENERAL;**
- 5) **THE PROPOSAL WILL NOT RESULT IN THE LOSS OF HABITAT FOR BARN OWLS, BATS OR OTHER PROTECTED SPECIES; AND**
- 6) **THERE ARE NO EXISTING USES ADJOINING, OR CLOSE TO, THE PROPOSED DWELLING WHICH ARE LIKELY TO CAUSE UNACCEPTABLE ENVIRONMENTAL PROBLEMS FOR FUTURE RESIDENTS.**

EXCEPTIONS WILL ALSO BE MADE FOR PROPOSALS FOR CONVERSIONS TO PROVIDE ACCOMMODATION TO MEET THE OPERATIONAL NEEDS OF A VIABLE, FULL TIME AGRICULTURAL OR FORESTRY UNIT. IN SUCH CASES, PLANNING PERMISSION WILL BE GRANTED WHERE SUITABLE ACCOMMODATION COULD NOT BE PROVIDED IN A NEARBY SETTLEMENT, THE RESULTING DWELLING IS OF AN APPROPRIATE SIZE TO MEET THE PROVEN AGRICULTURAL NEED, AND CRITERIA 3 TO 6 OF THIS POLICY ARE MET.

SUCH PERMISSIONS WILL NORMALLY BE SUBJECT TO THE ATTACHMENT OF THE FOLLOWING CONDITION:

'THE OCCUPATION OF THE DWELLING SHALL BE LIMITED TO A PERSON SOLELY OR MAINLY WORKING, OR LAST WORKING, IN THE LOCALITY IN AGRICULTURE OR IN FORESTRY, OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS.

Explanation

- 12.21 Traditionally designed and constructed buildings in the countryside (most commonly farm buildings) are an important element in the Fen landscape which surrounds Boston, and it is therefore desirable that they should be retained where possible. This can sometimes only be assured by the introduction of a new use to the building. The conversion of such buildings to dwellings can help to ensure that they do not fall into dereliction, but such proposals will not normally receive planning permission for two main reasons.

- 12.22 Firstly, such conversions would be contrary to the Borough Council's general intent of restricting the introduction of new residential uses into the countryside. Secondly, residential conversion usually entails a substantial change to the fabric and appearance of a traditional building - and the loss of the character which made the building worthy of retention in the first place. Conversion to other uses such as workshops, craft centres or tourist accommodation (Policy C06) is often more sympathetic, and such uses must always be explored before considering a conversion to residential use.
- 12.23 It is only if such uses are impractical, and if the building is of particular quality that an application for conversion to housing is likely to be approved. Even then, it will be necessary to establish that the proposal will not greatly change the building's appearance, i.e. that its rural and commercial/agricultural character should remain paramount. In practice this means that the conversion of an isolated building, or one where there is no residential use nearby, will normally be refused.
- 12.24 Given that design will be so crucial in determining the suitability of any proposal, an application which seeks consent only for the change of use of a building will not normally be approved. To enable the Borough Council to properly assess the implications of a scheme for conversion, clear proposal drawings at a suitable scale must be submitted, indicating precisely where all new work is to take place.
- 12.25 Where an agricultural need for a dwelling can be established (by the procedure described in the explanation to Policy C04) the construction of a dwelling in the countryside will be allowed, even though general purpose housing would not normally be permitted. Similarly, the creation of an agricultural dwelling by conversion should be allowed in circumstances which would not justify general purpose housing. Thus, where an agricultural need for a dwelling has been established, the conversion of a building of insufficient architectural quality to make it worthy of retention may be allowed, and the requirement to have ruled out non-residential uses will be waived. In cases where the original building has an adverse effect on the countryside, the Council will expect proposals for conversion to result in an improvement to its external appearance.

intensive
livestock
units

CO8 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF INTENSIVE LIVESTOCK UNITS, PROVIDED THAT:

- 1) THE PROPOSAL WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER NEARBY LAND USERS BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;**

- 2) **THE PROPOSAL IS SITED AND DESIGNED SO AS TO MAKE THE MINIMUM POSSIBLE INTRUSION INTO THE COUNTRYSIDE;**
- 3) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT;**
- 4) **VEHICULAR ACCESS TO THE SITE AVOIDS THE USE OF UNSUITABLE, NARROW, RURAL ROADS; AND**
- 5) **THE PROPOSED MEANS OF EFFLUENT RETENTION, TREATMENT AND DISPOSAL ARE SATISFACTORY.**

Explanation

- 12.26 Planning permission is not needed for the construction of smaller agricultural buildings, including isolated livestock units. However, planning permission is required for larger buildings, or for livestock units proposed to be built within 400 metres of most buildings. This policy sets out the criteria against which proposals for the construction of intensive livestock units will be judged, where planning permission is needed.
- 12.27 Intensive livestock units are an agricultural activity and are therefore appropriate in the countryside. However, they can generate unpleasant smells and, as a result, have the potential to cause nuisance to other nearby land-users. This potential for nuisance depends upon a number of factors, including the unit's proximity to dwellings, settlements or other potentially sensitive land-users, the type and number of animals involved, the unit's management regime or the prevailing wind direction. Nuisance problems can also be caused by the vehicles servicing a unit. Applicants will therefore be expected to provide information on their development's likely impacts upon the amenities of others.
- 12.28 If not carefully managed the waste from such units can cause water pollution, and planning permission will not be granted where the proposed means of effluent management are unsatisfactory. The Ministry of Agriculture, Fisheries and Food's Codes of Good Agricultural Practice for the Protection of Water, Air and Soil provide some advice on the responsibilities of operators.
- 12.29 Intensive livestock units are generally large buildings, and can therefore have a major effect upon the appearance of the countryside. However, a number of design and locational factors can help to reduce their visual impact. Principal amongst these are:

- a) Wherever possible a new building should form part of a group and relate to existing buildings in terms of size and colour.
- b) Two smaller buildings will normally have less impact than a single large one.
- c) The use of more than one building material can help to reduce the visual impact of a building.
- d) Earth colours generally help to reduce a building's impact, but greens should be used with care or avoided altogether. A roof in a darker colour tends to reduce a building's apparent bulk.

12.30 Even if livestock units are individually well located, designed and landscaped they may cumulatively have a harmful effect upon the countryside's visual character if several are operating in the same area. Similarly, smell nuisance or problems caused by traffic may become cumulatively unacceptable. Thus, the Borough Council will not permit the establishment of a livestock unit in a location where several others are already operating in the vicinity, and where such cumulative problems will be caused.

agricultural
buildings

CO9 PLANNING PERMISSION WILL BE GRANTED FOR THE DEVELOPMENT OF AGRICULTURAL BUILDINGS (OTHER THAN INTENSIVE LIVESTOCK UNITS), PROVIDED THAT:

- 1) **THE PROPOSAL IS SITED AND DESIGNED SO AS TO MAKE THE MINIMUM POSSIBLE INTRUSION INTO THE COUNTRYSIDE AND, WHERE POSSIBLE, IS SITED NEAR TO EXISTING FARM BUILDINGS;**
- 2) **THE PROPOSAL WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION;**
- 3) **THE PROPOSAL INCLUDES A SATISFACTORY LANDSCAPING SCHEME, INCORPORATING MEANS OF FUTURE MANAGEMENT; AND**
- 4) **THE PROPOSED MEANS OF DISPOSING OF ANY RESULTANT FOUL AND SURFACE WATER ARE SATISFACTORY.**

Explanation

- 12.31 Planning permission is not required for the construction of many smaller agricultural buildings but, in certain cases, farmers must inform the Borough Council of what they intend to build, and the Council's approval of the details of the scheme may be needed. Where planning permission is needed, the Council does not wish to place unnecessary burdens on one of the Borough's largest employing industries, but wishes to ensure that the countryside's character is not greatly harmed. This is a particular problem as many modern farm buildings are pre-fabricated and very large. The Council expects farmers to consider the impact of any proposal on the rural scene and to ensure that it is sited, designed and landscaped so as to minimise this impact. Techniques for minimising the visual impact of these commercial buildings in the countryside are discussed in the explanation to Policy C08.

kennels
and
catteries

CO10 WHERE PLANNING PERMISSION IS REQUIRED FOR THE ESTABLISHMENT OF KENNELS OR CATTERIES, IT WILL BE GRANTED WHERE:

- 1) **THE PROPOSAL IS LOCATED AT AN EXISTING DWELLING, AND WILL NOT NECESSITATE THE CONSTRUCTION OF A NEW DWELLING;**
- 2) **THE PROPOSAL WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS;**
- 3) **THE FORM, SCALE, MATERIALS AND PROPORTIONS OF ANY NEW BUILDINGS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS; AND**
- 4) **THE PROPOSED MEANS OF EFFLUENT RETENTION, TREATMENT AND DISPOSAL ARE SATISFACTORY.**

Explanation

- 12.32 Keeping, and indeed breeding, animals as a hobby does not require planning permission, but permission is needed for carrying out such activities as a business. These uses demand a considerable amount of space and can be noisy and smelly. They are therefore appropriate uses for the countryside where their land needs can be met and they can be located at sufficient distance from neighbours to prevent nuisance. Generally a minimum distance of 200 metres from the curtilage of any protected building (as defined in the Town and Country Planning (General Development) Order 1988) will be necessary, and noise attenuation measures will be required unless the proposed site is particularly isolated.

12.33 Planning permission will not be granted for the establishment of such a use if it would necessitate the construction of a new house in the countryside. Any new ancillary buildings must be carefully designed with their rural location in mind.

equestrian facilities

CO11 PLANNING PERMISSION WILL BE GRANTED FOR THE ESTABLISHMENT OF EQUESTRIAN FACILITIES, PROVIDED THAT:

- 1) **VEHICULAR ACCESS AND ON-SITE PARKING ARE SATISFACTORY;**
- 2) **THE PROPOSAL WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER ADJACENT LAND USERS OR RESIDENTS;**
- 3) **WHERE POSSIBLE, THE NECESSARY BUILT FACILITIES WILL BE PROVIDED THROUGH THE SYMPATHETIC CONVERSION OF EXISTING BUILDINGS;**
- 4) **WHERE NEW BUILDINGS ARE ESSENTIAL, THEIR LOCATION, FORM, SCALE, MATERIALS AND PROPORTIONS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS;**
- 5) **THE PROPOSED MEANS OF EFFLUENT RETENTION, TREATMENT AND DISPOSAL ARE SATISFACTORY; AND**
- 6) **SATISFACTORY OFF-ROAD RIDING ROUTES ARE AVAILABLE.**

Explanation

12.34 Equestrian facilities are already relatively numerous in the Borough, and there seems likely to be continuing pressure for further facilities, as alternative uses for agricultural land are sought. Equestrian facilities encompass a wide range of activities such as livery stables, riding schools, stud farms or facilities for competitive riding events, and indeed any single equestrian centre will often fulfil several of these functions. However, all types of equestrian facilities require considerable amounts of land and are clearly a rural use. The introduction of such leisure and tourism uses to the countryside is therefore generally to be welcomed.

- 12.35 In order to protect the countryside's character, however, new buildings should be kept to the minimum and built facilities should preferably be provided by the sympathetic conversion of existing rural buildings. If the construction of new operational buildings is essential, they must respect the rural character.
- 12.36 Other matters which will be important in determining the suitability of a proposal are the effect on neighbours (although equestrian facilities are unlikely to be as potentially disturbing as kennels or livestock units), and highway safety - vehicular access to the site, the availability of car parking for staff and visitors, and the availability of accessible and adequate off-road riding trails on bridleways or by private agreement.

replace-
ment
dwellings

CO12 WHERE A DWELLING IN THE COUNTRYSIDE IS HABITABLE, OR CAN BE MADE HABITABLE WITHOUT MAJOR REPAIRS, PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR ITS DEMOLITION AND THE CONSTRUCTION OF A REPLACEMENT DWELLING PROVIDED THAT:

- 1) **THE PROPOSED DWELLING IS SIMILAR IN SIZE TO THAT WHICH IT REPLACES; AND**
- 2) **THE PROPOSED DWELLING IS APPROPRIATE IN CHARACTER AND APPEARANCE TO ITS RURAL SURROUNDINGS.**

Explanation

- 12.37 Where a dwelling in the countryside is currently occupied, or habitable, or could be made habitable following a modest programme of repair, the Borough Council would be willing to grant planning permission for its replacement with a new structure. However, where the building has collapsed, is totally derelict, or otherwise beyond reasonable repair, its replacement would be considered in the same way as a proposal to develop a completely new dwelling in the countryside. Where there is doubt regarding the condition of a building which it is proposed to replace, the applicant may be advised to provide a structural report.

12.38 In all cases, it is vital that a replacement dwelling should not erode the open character of the countryside, and the new dwelling should therefore not have a significantly greater impact upon the countryside than the building it replaces. The dwelling's size will be the prime determinant of its impact and it would be inappropriate to allow the replacement of a small farm cottage with a large new dwelling - the new building's visual impact would be far greater than that of the cottage it replaced. If the size of replacements is not restricted, there is also a risk that the availability of small dwellings in the countryside will be progressively reduced. Thus, planning permission will not normally be granted for a replacement dwelling which exceeds the floorspace of the original by more than 25%. The right to make future extensions to the dwelling without the need for planning permission may be removed.

12.39 It is expected that the rural character of the area shall be respected in terms of the overall design, architectural treatment, building materials and curtilage size and features. The Council will produce supplementary planning guidance to provide more detailed advice concerning the design of replacement dwellings.

farm-based diversification

CO13 PLANNING PERMISSION WILL BE GRANTED FOR FARM-BASED DIVERSIFICATION PROPOSALS, PROVIDED THAT:

- 1. THE PROPOSAL WILL NOT SIGNIFICANTLY HARM THE AMENITIES OF OTHER NEARBY LAND-USERS OR RESIDENTS NOR THE APPEARANCE OF THE COUNTRYSIDE BECAUSE OF ITS NATURE, SCALE, DENSITY, LAYOUT, APPEARANCE OR LEVEL OF TRAFFIC GENERATION.**
- 2. VEHICULAR ACCESS TO THE SITE AND ON-SITE PARKING ARE SATISFACTORY.**
- 3. THE USE WILL NOT GENERATE TRAFFIC OF A TYPE OR VOLUME INAPPROPRIATE TO THE SURROUNDING ROADS.**
- 4. WHERE POSSIBLE, ANY NECESSARY BUILT FACILITIES WILL BE PROVIDED THROUGH THE CONVERSION OF EXISTING BUILDINGS; AND**
- 5. WHERE NEW BUILDINGS ARE ESSENTIAL, THEIR LOCATION, FORM, SCALE, MATERIALS AND PROPORTIONS ARE APPROPRIATE TO THEIR RURAL SURROUNDINGS.**

Explanation

- 12.40 Nationally, farmers are increasingly seeking to diversify beyond the agricultural industry, and such diversification can provide benefits for the local economy and environment. The types of activities that are commonly involved are farm shops, equestrian facilities, farm-based food processing or packing, farm sports, farm workshops, or the provision of farm services. Farm shops are covered by Policy RTC11, and equestrian facilities are covered by Policy CO11, and this policy therefore sets out the criteria against which other types of farm diversification will be judged.
- 12.41 In Boston Borough, pressure for diversification is not as strong as in many other rural parts of the country, but appropriate proposals to broaden the economic base of farm enterprises are to be welcomed. Nonetheless, such proposals will not be permitted if they would harm the amenities of neighbours or if they are unsatisfactory in terms of highway safety. Furthermore, diversification activities will not be permitted if they would harm the character of their rural surroundings, either by virtue of their nature or because they would involve the construction of unnecessary or inappropriate new buildings.

APPENDIX A

PARKING STANDARDS

The following standards are the maximum which will be sought.

RESIDENTIAL

1. Houses and Flats

Where the provision for residents' car parking is within the curtilage:-

One garage or car space per dwelling for residents where the dwelling has a gross floor space less than 112m² and two garage or car spaces per dwelling unit where the floor space exceeds this figure plus a minimum of one additional parking space per dwelling for visitors in either case.

Where the provision for residents' car parking is outside the curtilage:-

As above but the provision for visitor parking will be one space per two dwellings.

Notes:

- (a) The standards specified above may be relaxed in respect of new development where this is held to be justified by the character of the proposed development including socio-economic considerations and the location of the site. In particular:-

For one bedroom dwellings including flats/flatlets - one garage or car space for residents per dwelling unit + one additional space for visitors per three units of accommodation.

- (b) One garage or car space per dwelling unit will normally be required in respect of the conversion or sub-division of existing buildings for residential purposes. The conversion of properties for multi-occupancy residential use will not generally be refused on the grounds of inadequate parking provision except where such development would create or exacerbate significant road safety or on-street parking problems.
- (c) Where spaces for casual parking are provided on garage drives, the front face of the garage should be sited a minimum of 6.0m from the rear edge of the footway.
- (d) Where individual dwellings are served by accesses directly off a distributor road, a turning space will normally be required within the curtilage in addition to the provision of garage/parking facilities.
- (e) Communal parking facilities provided outside the curtilage for residents and/or visitors will need to be situated conveniently in relation to the dwellings served.

2. Aged Person's Dwellings

One space per two dwellings for use by residents and visitors.

3. Sheltered Housing - Warden Aided Accommodation

One space per four dwellings for use by residents (excluding staff) and visitors + one space per two non-resident members of staff normally present.

Note:-

- (a) Wardens' dwellings, etc. will be treated as normal residential units and provision made for the parking needs of all resident staff in accordance with the standard for dwellings.

4. Community Homes - Homes for the Elderly/Children/Physically or Mentally Handicapped

One space per six residents (other than staff) for use by visitors + one space per two non-resident members of staff employed at the busiest time.

Note:-

- (a) The parking requirements of residents themselves will be extremely modest - even in respect of homes for the physically handicapped - and are included in the standard specified above.
- (b) Warden's dwellings, etc. will be treated as normal residential units and provision made for the parking needs of all resident staff in accordance with the standard for dwellings.

5. Halls of Residence/Nurses' Homes/Other Residential Hostels

One space per two - six students/nurses/other residents (excluding staff) depending on the purposes of the development for use by residents/visitors + one space per two non-resident members of staff normally present.

RETAIL

6. Shops/Supermarkets (With Gross Floor Space Less Than 1000m²)

One space per 30m² of gross floor space for customers + one space per 100m² of gross floor space for staff.

Note:-

- (a) Where the development is sub-divided into a number of individual shop units, parking requirements will be assessed in relation to the total aggregate floor space of the proposed development.

7. Superstores/Hypermarkets - Supermarkets (where Gross Floor Space Exceeds 1000m²)

One space per 12m² of gross floor area for customers + one space per 100m² gross floor area for staff.

8. Retail Warehouses/Discount Stores Dealing in Non-Food Goods (e.g. Furniture/Electrical Goods) DIY Stores/Garden Centres

One space per 25m² of retail/display floor area + one space per 100m² of exterior display area for customers + one space per three members of staff normally present.

9. Wholesale Cash and Carry

One space per 50m² of gross floor space for customers + one space per 225m² of gross floor space for staff.

10. Motor Car Showrooms

One space per 50m² of the internal/external car display area for customers + one space per two members of staff.

11. Offices

One space per 33m² of gross floor space for employees/visitors, subject to a minimum provision of three spaces.

12. Industry

One space per 50m² of gross floor space for employees/visitors up to 1000m² + one additional space per 75m² for development between 1000m² and 2000m² + one additional space per 100m² thereafter, subject to a minimum provision of three spaces.

Note:-

- (a) Associated office development to be assessed separately by reference to the office standard where the net office floor space exceeds 100m².

13. Warehousing

One space per 100m² of gross floor space for employees/visitors up to 1000m² + one additional space per 150m² thereafter, subject to a minimum provision of three spaces.

Note:-

- (a) Associated office development to be assessed separately by reference to the office standard where the net office floor space exceeds 100m².
- (b) The standard does not apply:-
 - (i) Where the area used for storage purposes comprises less than 30% of other major land use;
 - (ii) To wholesale cash and carry development where premises are used for direct sales to traders - see Retail section.

14. Restaurants/Cafes (Except Transport Cafes)

One car space per 5.0m² of the dining area for customers + one space per three non-resident staff members normally present.

15. Transport Cafes

One lorry space per 2.0m² of the dining area for customers.

16. Pubs/Licensed Clubs

One space per three non-resident members of staff normally present + one space per 3.0m² of the public drinking area for bar customers + where separate facilities are provided for diners, one space per 5.0m² of the net floor area set aside for this purpose.

17. Hotels/Motels

One space per guest bedroom to meet the needs of guests and resident staff + one space per three non-resident members of staff normally present + one space per 3.0m² of net public floor space in bars where such facilities are open to non-residents.

Note:-

- (a) Where changes of use are involved in areas predominantly occupied by hotels, the maximum practicable provision will be required up to the optimum standards specified above.

- (b) Space for occasional diners is included in the requirements for resident guests and bar customers.
- (c) Where conference facilities, ballrooms, etc. are provided, the additional parking requirements will need to be assessed separately in accordance with the appropriate standard.

HOLIDAY DEVELOPMENT

18. Holiday Flats/Flatlets

One space per flat/flatlet.

19. Holiday Chalets/Static Caravans

One space per unit of accommodation for residents + one space per ten units for visitors + one space per three non-resident members of staff.

Note:-

- (a) Where the development includes additional facilities open to non-residents (e.g. shopping) additional parking provision will be required in accordance with the appropriate standard.

PLACES OF ASSEMBLY

20. Cinemas

One space per five seats for patrons + one space per three members of staff employed at the busiest time.

21. Theatres

One space per three seats for patrons + one space per 10m² of dressing room floor area + one space per three members of staff employed at the busiest time.

22. Bingo Halls

One space per 10 seats for patrons + one space per three members of staff employed at the busiest time.

23. Other Places of Assembly (e.g. Concert Halls) Normally Used With Fixed Seating

One space per five seats for patrons + one space per three members of staff employed at the busiest time.

Note:-

- (a) In the case of multi-purpose development, the standard relating to the more demanding use is to be applied.

24. Dance Halls/Ball Rooms

One space per 5m² of public floor space (excluding toilet/stage/storage areas) for patrons + one space per three members of staff/performers present at the busiest time.

25. Community Centres/Village Halls/Church Halls

One space per 5m² of the gross public floor area.

Note:-

- (a) Where the premises are to be used exclusively for purposes generating relatively little traffic (e.g. as Youth Club/Scout Hall), a lower standard may be considered appropriate.

26. Places of Worship

One space per 10 seats or per 10m² of gross floor space (subject to a minimum provision of 12 spaces) whichever is the greater.

Note:-

- (a) Where the development is to be used for social purposes, the parking requirement will be as specified for Places of Assembly - Community Centres.

CULTURAL BUILDINGS

27. Art Galleries/Museums

One space per 35m² of public floor space for visitors + one space per two staff members normally present.

28. Libraries

One space per 30m² of public floor space for visitors + one space per three staff members normally present.

HEALTH FACILITIES

29. Health Centres/Doctors' Surgeries

One space per doctor or other practitioner or other members of medical staff employed at the busiest time + one space per two other members of staff normally present + three spaces per consulting room for patients/visitors.

30. Nursing Homes/Convalescent Homes

One space per five patients for visitors + one space per two members of non-resident staff employed at the busiest time. Where residential accommodation is provided for members of staff, a minimum of one space is required per dwelling unit except in the case of Nurses' Homes and similar development where one space is required per five occupants.

31. Day Care Centres

One space per two members of staff normally present +, in the case of Day Care Centres for the physically handicapped, one space per four persons attending and, in the case of Day Care Centres for the elderly, one space per eight persons attending.

SPORTS FACILITIES

Note:-

- (a) Where the proposed facilities are expected to attract substantial numbers of spectators (i.e. more than three times the number of players present at any one time), additional parking provision will be required on the scale of one space per five spectators.
- (b) Where additional facilities are provided which are open to the general public (e.g. restaurant/bar), additional parking provision will be required in accordance with the appropriate standard.

32. Sports/Leisure Centres

One space per 10m² of public floor area for those using the facilities (including spectators) + one space per two members of staff normally present.

Note:-

- (a) Where the proposed development involves the provision of a range of facilities for different uses, the parking requirement will be assessed in relation to each separate use and in accordance with the appropriate standard.
- (b) Where a facility has a dual function, the more demanding parking standard will need to be applied.
- (c) Where Sports Centres have a joint use in association with schools, the parking requirement may be satisfied in whole or part by the parking spaces provided to meet school needs (see Education section).

33. Swimming Baths/ Pools

One space per 10m² of water area for bathers/spectators + one space per two members of staff normally present.

34. Badminton/Squash Clubs

Four spaces per court + one space per two non-resident members of staff normally present.

35. Other Sports/Recreational Clubs

One space per 5m² of net public floor space excluding storage areas, etc. for those using and staffing the proposed facilities.

36. Sports Grounds/Playing Fields

One space per two persons expected to use and staff the proposed facilities at the busiest time.

Note:-

- (a) Specific parking standards will not normally be applied to small scale sports grounds, etc. with minimum facilities although parking demands arising will need to be met clear of the highway.
- (b) Sports stadia/professional sports grounds to which spectators are normally admitted on payment will be assessed on their individual merits.

EDUCATION

Note:-

- (a) In addition to provision to meet non-operational requirements as detailed below, facilities for operational parking will also be required at each school in accordance with established County Council policy, including adequate spaces for vehicles, both cars and school buses, setting down, waiting for and picking up pupils.
- (b) The specified standards will be applied as appropriate to both private and local authority education establishments.
- (c) Provision for bulk parking on special occasions (e.g. sports days, parents' evenings) will need to be made within primary and secondary school sites on suitable areas with adequate access. Hard surface play areas will normally be capable of accommodating cars on open days and similar infrequent occasions.
- (d) Where school facilities (e.g. assembly halls, swimming pools) are used by members of the public out of school hours including "Chance to Share" schemes, the adequacy of existing school parking provision will need to be assessed by reference to the relevant standard for the alternative use.

37. Nursery Schools/Play Groups

One space per two members of staff (both teaching and ancillary staff) normally present. In addition, two spaces for use by visitors will be required in respect of nursery schools/play groups with more than six children attending.

38. Primary Schools

One space per full-time teacher + one space per three other members of staff normally present + two spaces for use by visitors.

39. Secondary Schools

One space per full-time teacher + one space per three other members of staff normally present + one space per 10 pupils aged 17 and over + four spaces for visitors in schools of up to 1000 pupils and eight spaces for visitors in larger schools.

Note:-

- (a) Additional parking provision may be required where Secondary Schools are used for adult education classes in the evening. In such cases, parking requirements will be assessed by reference to the standard specified for further education colleges, but taking full account of the spaces provided for school purposes.

40. Colleges of Further Education/Technical Colleges

One space per full-time equivalent member of the teaching staff + one space per three other members of staff normally present + one space per five full-time equivalent students to meet both student and visitor parking demands.

APPENDIX B

SITES WITH PLANNING PERMISSION FOR 10 OR MORE DWELLINGS (AS AT 31/12/95)

Inset Map 5 - Butterwick

- i) Land to the south of Brand End Road (full permission) = 63
- ii) Land to the west of Sea Lane (full permission) =59

Inset Map 6 - Fishtoft

- i) Land off Scotia Way (full permission) = 11

Inset Map 19 - Leverton

- i) Land to the west of Lacey's Drive (full permission) =11

Inset Map 22 - Swineshead

- i) Land to the east of High Street (full permission) = 104
- ii) Land at Station Road/Villa Lane (outline permission)
(site of 3.991 ha at an assumed density of 20/ha = 80
N.B. This site is not shown on the Inset Map. Housing land is greatly over-provided in Swineshead for the Local Plan period. Planning permission will not be renewed for the development of this site.
- iii) Land at Station Road/High Street (outline permission)
(site of 2.264 ha at an assumed density of 20/ha = 45

Inset Map 24 - Wrangle

- i) Land to the south of Main Road (outline permission)
(site of 2.43 ha - capacity suggested by applicant) = 30

Inset Map 27 - Kirton

- i) Land to the south of Lighton Avenue (full permission) = 73
- ii) Land to the south of Princess Road (full permission) = 31
- iii) Land to the north of King Street (outline permission)
(site of 0.835 ha at an assumed density of 20/ha) = 17

Inset Map 28 and 29 - Boston

i)	White House Lane/Fishtoft Road (outline) (site of 9.993 ha at an assumed density of 13.39/ha)	= 133
ii)	Wyberton Low Road (full)	= 119
iii)	South End/Skirbeck Road (outline) (site of 1.5 ha - capacity suggested by applicant)	= 101
iv)	Kimbolton Park, off Woodthorpe Avenue (full)	= 93
v)	White House Lane/Kingsway (full)	= 81
vi)	Land to the north of Wortleys Lane (outline) (site of 2.83 ha at an assumed density of 23/ha)	= 65
vii)	Land to the east of Tattershall Road (full)	= 54
	<i>N.B. The proximity of the railway line must be taken into account in the design of a scheme for this site</i>	
viii)	Princess Anne Road (outline) (site of 2.08 ha at an assumed density of 23/ha)	= 48
ix)	Depot off South Parade (outline) (site of 1.83 ha at an assumed density of 23/ha)	= 42
	<i>N.B. The proximity of the railway line must be taken into account in the design of a scheme for this site</i>	
x)	Land to the north of Skirbeck Road (outline) (site of 1.519 ha at an assumed density of 23/ha)	= 35
	<i>N.B. This permission relates to land allocated for 'College and Associated Development' on the Inset Maps</i>	
xi)	Conversion of former Johnson's Warehouse, South Square (full)	= 32
xii)	Boston General Hospital, South Terrace (full)	= 30
xiii)	Frampton Place (full)	= 29
xiv)	Fydell Street (full)	= 20
xv)	Conversion of Skirbeck Hall (flats)	= 18
xvi)	St. Thomas' Drive (outline) (site of 1.13 ha - capacity suggested by applicant)	= 11
xvii)	Broadfield Lane (outline) (site of 0.42 ha at an assumed density of 23/ha)	= 10
xviii)	Flats, 5-7 Argyle Street (outline) (capacity suggested by applicant)	= 10