

Appendix 13: Reasons for Selecting and rejecting Employment Sites.

Site ref.	Site name	Site Area (Ha)	Site Capacity (Ha) net	Allocated ?	Key Considerations	The Balance of Factors and Overall Conclusions
MAIN EMPLOYMENT AREAS						
Boston						
BO001	Endeavour Park, Boardsides, Boston	13.30	3.40	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 6 positive/negative effects and 1 negative effect for Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for most and a depth 1 to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	<p>This site has been allocated because it performs well against the SA criteria, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist and the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
BO006	Riverside Industrial Estate, Marsh Lane, Boston	89.60	18.00	Yes	<p>The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 7 positive/negative effects and 1 negative effect for Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for all and a depth1 to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist, market signals indicate that all of the available land would not be delivered in the plan period. A reduced amount of land should be allocated in this location for employment use. 	<p>Although this site performs moderately against the SA criteria it has been allocated because it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist</p> <p>However, although the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, market signals indicate that all of the available land would not be delivered in the plan period. A reduced amount of land should therefore be allocated in this location for employment use.</p>
BO008	Q2: The Quadrant, Chain Bridge Road, Boston	63.30	2.00	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment 	<p>This site has been allocated because it performs well against the SA criteria. It is part of a strategic mixed-use urban extension which will provide an opportunity to form a good critical mass of B1/employment-generating uses close to new residential development and is expected to be a highly accessible location, close to the proposed Boston Distributor Road. It is expected that other infrastructure</p>

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					<p>land which the Local Plan seeks to provide for in the higher tier settlements,</p> <ul style="list-style-type: none"> it is in Flood Zone 3a and the SFRA shows danger for all and a depth 1 to 2m, new site identified in a location where the market indicates demand is likely to be and/or where there is a need for additional good quality local employment space, it is part of a strategic mixed use urban extension which close to the Boston Distributor Road and thereby highly accessible. 	would be provided as part of the development of the wider site and development on this scale offers opportunities to mitigate environmental impacts effectively. The available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
Spalding						
SP001	Wardentree Lane, Spalding	182.90	31.2	Yes	<p>The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 6 positive/negative effects and 2 negative effect for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows danger for most and a depth 0.5 to 1m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	Although the site performs only moderately against the SA criteria it has been allocated because it is an existing strategic employment allocation. It is a high profile site, with good accessibility by road and public transport for local labour. The available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. The developable land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
SP002	Lincs Gateway, Spalding	18.10	2.96	Yes	<p>The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for most and a depth 0.50 to 1m, new site identified in a location where the market indicates demand is likely to be and/or where there is a need for additional good quality local employment space. 	Although the site performs poorly against the SA criteria, it has been allocated because it is a high profile mixed-use site with planning permission for uses including B1, B2, B8; and if delivered as consented, would create a critical mass of employment/employment generating uses. However, the promoters indicate that B2 and B8 would be more successful at SP012 indicating that achievability for those uses is low. Additionally, promotion of residential development in the northern part of the western site indicates that achievability for employment land in that location is low. Despite this, a smaller allocation could be deliverable and is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements. The site should be allocated for employment use (mixed-use).
SP012	Clay Lake, Spalding Drove, Spalding	36.90	14.6	Yes	<p>The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2</p>	Although this site performs only moderately against the SA criteria, it has been allocated because it is an existing employment site with planning permission for an extension

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					<p>negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50 to 1m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	<p>which has been implemented and would create a high profile employment site with accessibility to the A16. The available land is serviced to the boundaries and development would add to the critical mass of employment uses that exist and the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
SP029	Land to the south of Childers South Drove, Spalding	11.27	9.01	No	<p>The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 1m to 2m, a new site identified in a location where the market indicates limited attractiveness, has access and utility issues. 	<p>This site has not been allocated because it performs poorly against the SA criteria. It is proposed as an extension to the adjacent SP012 where the take-up of land has been slow indicating that additional land in this location may not prove attractive to the market, particularly as the site has accessibility and utilities issues which may involve significant upfront investment (so would be reliant on SP012 coming forward first). There is better quality strategic land available for a range of B-Class development in more attractive (to the market) locations in the South Holland area.</p>
Crowland						
CR001	Crease Drove Business Park, Crowland	6.09	1.71	Yes	<p>The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 6 positive/negative effects and 2 negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to all and a depth 1m to 2m, it is an existing strategic employment allocation in an accessible location, the available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist. 	<p>Although the site performs only moderately against the SA criteria it has been allocated because it is an existing employment site, the available land is serviced to the boundaries and development would add to the critical mass of employment uses that exist in that location. The developable land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>

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CR006	Crowland Garden Centre, Postland Road, Crowland	4.08	3.26	No	<p>The site performs well against the SA objectives, having 1 major positive effect for Employment, 6 positive effects, 4 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 1m to 2m, it has a poor access. 	<p>Although the site performs well against the SA criteria and is an existing commercial site, it has not been allocated because it has a low profile and there are access issues. There is better quality strategic land available for a range of B-Class development in more attractive (to the market) locations in the South Holland area.</p>
CR007	Thorney Road, Crowland	1.70	1.36	No	<p>The site performs poorly against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.5m to 1m, it is close to the A16 but is poorly connected to Crowland by footways and is separated by James Road it is greenfield land. 	<p>This site has not been allocated because it performs poorly against the SA criteria. Although it is a high profile site with good access to the A16 and approximately 40m away from Crowland's built-up area it is poorly connected to Crowland and local labour by footways and is separated by James Road. It is capable of accommodating a good mix of employment uses; and the developable land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
Holbeach						
HO002	Holbeach Food Enterprise Zone, Welbourne Lane South, Holbeach	17.00	13.60	Yes	<p>The site performs moderately against the SA objectives, having 1 major positive effect for Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to some and a depth 0.25m to 0.50m, it is next to the A17 and A151 and access improvements have been made, it is greenfield land in a prominent position, finance, partners and delivery mechanisms are in place. 	<p>This site has been allocated because it performs reasonably well against the SA criteria because it is a strategic site in a prominent location next to the A17 and A151. Access improvements to the site have been implemented. The anchor for the site (the University of Lincoln campus) has planning permission. Concerns relating to character and utilities are all considered to be able to be addressed by a development of this size. Partners are in place, Growth Deal funding has been secured and suitable delivery mechanisms have been identified; and the developable land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
Kirton						
KI001	Kirton Distribution Park, Wash Road,	17.63	12.30	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and</p>	<p>This site has been allocated because it performs well against the SA criteria. It is also an existing strategic</p>

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	Kirton				<p>Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for most and a depth 0.50m to 1m, it is a high profile, prominent site adjacent the A16, the land is serviced to the boundaries. 	employment site with a high profile adjacent to the A16. It has excellent accessibility by road and sustainable transport. The available land is serviced to the boundaries and development would add to the critical mass of employment/employment generating uses that exist/under construction. The available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements. Concerns relating to character and utilities are considered to be able to be addressed by a development of this size, particularly with active marketing being underway.
Long Sutton						
LO002	Bridge Road Industrial Estate, Bridge Road, Long Sutton	2.13	0.36	Yes	<p>The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 6 positive/negative effects and 1 negative effect for: Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50m to 1m, it is an established employment site in an accessible location. 	This site has been allocated because it performs moderately against the SA criteria and it is an established employment site. It has good accessibility and provides for a good critical mass of employment uses. The available land has planning permission for industrial development and would benefit from locating close to an established employment area and the site is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
LO009	Land to the south of Bridge Road, Long Sutton	4.80	3.84	Yes	<p>The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for: Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to most and a depth 0.50m to 1m, it is an existing strategic employment allocation in an accessible location. 	This site has been allocated because it performs moderately against the SA criteria. It is a strategic scale site, well-related to existing established employment sites/allocations, with good accessibility. Concerns relating to character are able to be addressed by a development of this size; and the site is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
Sutterton						
SU001	Land South of Enterprise Park, Sutterton	2.99	2.08	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 3 positive effects, 6 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, 	This site has been allocated because it performs well against the SA criteria. It is an established employment allocation of strategic scale which is well located with good accessibility. It accommodates a good mass of B Class development for local businesses and employment generating development. Recent investment and planning permissions indicates likely ongoing operation for a reasonable period. Low vacancy rate indicates ongoing

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					<ul style="list-style-type: none"> it is in Flood Zone 3a and the SFRA shows a hazard of danger for some and a depth of 0.25 to 0.50m, it is well located with good accessibility. 	demand for units; and the site is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
Sutton Bridge						
SB002	Wingland, Millenium Way, Sutton Bridge	75.39	2.30	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Health and Wellbeing and Transport. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger to all and a depth of 2m+, it is an existing strategic employment allocation in an accessible location which has electricity and flood risk issues, has been allocated since 2006 with apparent limited interest. 	<p>This site has been allocated because it performs well against the SA criteria and it is a strategic employment allocation.</p> <p>However, it is a low profile allocation with electricity and flood risk issues which may affect the deliverability of employment land in this location. Despite being allocated since 2006 and being actively marketed there has been limited apparent interest in the site indicating that there is little interest from the market for a site of the size allocated in 2006. Nevertheless, a smaller allocation could be deliverable (and could be accommodated within the electricity network). This would be in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
LOCAL EMPLOYMENT AREAS						
Sutterton						
SU003	Love Lane, Sutterton	1.63	0.26	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 1 positive effect, 6 positive/negative effects and 2 negative effects for Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows low hazard and a depth of 0 to 0.25m, it is an existing employment site with good accessibility. 	This site has been allocated because it performs well against the SA criteria. It is an existing employment site which provides for a good mix of local employment uses and has good accessibility. The available land would provide a small-scale extension to the existing employment site and it is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.
Sutton Bridge						
SB005	Railway Lane Industrial Estate, Railway Lane, Sutton Bridge	0.60	0.20	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 4 positive effects, 4 positive/negative effects and 1 negative effect for Green Infrastructure and Biodiversity. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of 	This site has been allocated because it performs well against the SA criteria. It is an existing employment site which has good accessibility and provides for a good mix of small-scale businesses. The available land would provide a small-scale extension to the existing employment site and it is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.

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					<p>danger to all and a depth of 1 to 2m,</p> <ul style="list-style-type: none"> it is an existing strategic employment allocation in an accessible location with a good mix of small scale businesses. 	
Whaplode						
WH004	Land to the north of Abbot's Garden, Whaplode	2.51	2.00	No	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 5 positive effects, 4 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a no hazard and no depth, adjacent residential development. 	<p>Although the site performs well against the SA criteria, it has not been allocated because it has a low profile, is located within a predominantly residential area and there are access issues. In addition there is better quality strategic land available for a range of B-Class development in more attractive (to the market) locations in the South Holland area.</p>
RESTRICTED USE EMPLOYMENT SITES						
Spalding						
SP038	Spalding Power Station B, Spalding	14.6	11	Yes	<p>The site performs well against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 3 positive effects, 6 positive/negative effects and 0 negative effects. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for all and a depth of 1.0 to 2.0m, it is located within an existing strategic employment allocation, is adjacent to an existing power station and is in an accessible location. high achievability for power generating use evidenced by planning permission for the site and commencement of development. 	<p>This site has been allocated because it performs well against the SA criteria. It is a strategic scale site, is located within an existing employment allocation and is therefore well-related to existing established employment uses. It also has good accessibility. Given that an existing power station adjoins the site, the development of a second power station on SP038B014 would not be at odds with the existing character; concerns relating to visual and landscape impact can be minimised in a development of this size. Development of the site for a power generating use is considered to be highly achievable. The site is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>
Sutton Bridge						
SB003	Sutton Bridge Port, Sutton Bridge	24.6	9.6	Yes	<p>The site performs moderately against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment, 2 positive effects, 5 positive/negative effects and 3 negative effects for: Landscape/Townscape; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of 	<p>Although the site performs only moderately against the SA criteria it has been allocated because it is an existing strategic employment allocation, and the available land is located adjacent to an existing operational port. It is capable of accommodating a critical mass of port-related B Class development and a suitable access is in place. The developable land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>

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					<p>danger for all and a depth of 1.0 to 2.0m,</p> <ul style="list-style-type: none"> it is an existing strategic employment allocation and the available land can be utilised to form an extension to the existing operational port. It accommodates a good mix of port-related B Class development, and is capable of accommodating a critical mass of such uses, a spur to access the available land is already in place, although a spine road will be required. 	
SB014	Wingland Power Station B, Sutton Bridge	14.4	14.2	Yes	<p>The site performs poorly against the SA objectives, having 2 major positive effects for Socially Inclusive Communities and Employment and 1 positive effect, but 4 positive/negative effects and 4 negative effects for: Health and Well Being; Transport; Air, Soil, and Water Resources and Sustainable Use of Land and Waste. The following key considerations need to be taken into account:</p> <ul style="list-style-type: none"> the available land is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements, it is in Flood Zone 3a and the SFRA shows a hazard of danger for all and a depth 2.0m+, it adjoins an existing strategic employment allocation (SP006) which also includes a power station. It is capable of accommodating a critical mass of power generating uses with the adjoining SP006, high achievability for power generating use evidenced by planning permission for the site. 	<p>Although the site performs poorly against the SA criteria it has been allocated because it is adjacent to an existing strategic employment allocation and is therefore well-related to existing established employment uses. Given that an existing power station adjoins the site, the development of a second power station on SB014 would not be at odds with the existing character; concerns relating to visual and landscape impact can be minimised in a development of this size. Development of the site for a power generating use is considered to be highly achievable, as evidenced by the planning permission for the site. The site is in scale with the 82ha of employment land which the Local Plan seeks to provide for in the higher tier settlements.</p>