

Reference	Cen001		Settlement:	Б	oston	Phase two	SHLAA sites
Address	Land to the north of W	hitehors	e Lane, Boston				
Site area (Hectares)	0.48 Site capacity at 30 dph:	14	Site capacity at 25 dph:	12	Site capacity at 20 dph:	10 Site capac	ning
Availability	Is the site available	e?	Yes			permissio	ns:
Explanation	Although there is no pl	anning p	ermission or all	ocation, 1	there are no knov	vn legal or ownersl	nip problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation	Moderate achievability relatively high (site clean no known issues of prin apartments. Assumed	arance/d nciple to	econtaminatior prevent the site	n, educati e's immed	ion & flood mitiga diate developmen	ation costs). Nonet nt - likely to be dev	heless, there are
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			35 15			
Suitability	Is the site suitable	?	Yes				
	ENVIRONMENTAL IMP. redevelopment would could have adverse implisted buildings). Howe INFRASTRUCTURE - alt (and most is allocated) concludes that the site modern business use, a LOCATION - it is highly SITE CHARACTERISTICS developed, the site coradverse impacts could existing buildings. TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in Despite the issues with considered suitable.	have no locates on ver, any shough it is not of and consequences ible in the real services create or n Distribut the 2006	harmful effects built and herita such impacts cowill not place upoyment land. He a strategic scalequently that it is to existing seare no nearby be highly prominted by careful & facilities are exacerbate trautor Road (i.e. In 6 Transport Strates).	upon the ge assets buld be produced bur owever, the end of the end	e character of the (the Boston Conservented by caref dens on existing in the Employment Lay to have limited a ot be allocated for is located within a bour' uses, it is not lidings and has so a layout, and/or the light of the lems, it has no potented within the layout).	area, the site's description Area and layou onfrastructure, the stand Technical Paper attraction to B-use or employment used the built-up area. It agricultural land me amenity value. The retention & contot, & by bicycle & tential to contribur Distributor Road (Lagricultural Contribur Distributor Road (Lagricultural Road (Lagricultura) Road (Lagricultura)	velopment neighbouring ut. site is in use er (Aug 2015) s, is not fit for . & is previously However, any version of . public te directly to ikely Area of
Classification	Deve	lopabl	e (11-15)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Cen002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Sta	ation Street, Boston		
Site area (Hectares)	1.57 Site capacity at 30 dph:	47 Site capacity at 25 dph:	39 Site capacity at 20 dph:	31 Site capacity from planning
Availability	Is the site available	No No		permissions:
Explanation	·	•	gh it has long been allocate e owner's future intentions	ed for residential development, are unknown.
Achievability	Is the site achievab	Yes		
Explanation	moderate (including sit	e clearance & likely flood		cture costs are likely to be eless, there are no known issues n in year 6, and be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		63	
Suitability	Is the site suitable?	No		
	redevelopment would I INFRASTRUCTURE - alth in use (but not allocate concludes that this site LOCATION - it is highly a existing built-up area. SITE CHARACTERISTICS However, the site abuts dwellings on the site. H TRANSPORT - although transport, & it will not of the delivery of a Bostor Assessment) defined in Unsuitable, due to infra	nave no harmful effects un nough it will not place un d) as employment land. I should be safeguarded for accessible to the town's e - the site has no amenity is the railway, which may owever, adverse impacts services & facilities are p create or exacerbate traff in Distributor Road (i.e. It the 2006 Transport Strates estructure issues (loss of o	The Employment Land Tech or employment use. existing services and facilities value, is not agricultural land have impacts upon the aminate could potentially be mitigate totentially accessible on focific problems, it has no pote is not located within the Discegy for Boston).	rea. rastructure, the site is currently nical Paper (Aug 2015) es, & is located within the town's and & is previously developed. enities of the occupiers of any ated by careful design & layout.
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cen005	Settlement:	Boston	Phase two SHLAA sites
Address	Haven Village, London	Road, Boston		
Site area (Hectares)	3.6 Site capacity at 30 dph:	108 Site capacity at 25 dph:	90 Site capacity at 20 dph:	72 Site capacity 15 from planning
Availability	Is the site available	Yes		permissions:
Explanation	B/03/0221 - permission	n for the construction of	204 dwellings. 15 remain	ning.
Achievability	Is the site achieval	ble? Yes		
Explanation	low (although flood mi	tigation costs are likely)	. Planning permission is o	tructure costs are likely to be very butstanding, and there is a d (assumed to be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		15	
Suitability	Is the site suitable	? Yes		
	have adverse impacts of buildings). However, an INFRASTRUCTURE - alt as employment land. Hadverse impacts.  LOCATION - it is highly existing built-up area.  SITE CHARACTERISTICS However, the site abut occupiers of any dwellidesign & layout.  TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in	on built and heritage assing such impacts could be hough it will not place us lowever, the site's emplaccessible to the town's ethe site has no amenified the A16 Spalding Roadings on the site. However, services & facilities are create or exacerbate train Distributor Road (i.e. In the 2006 Transport Strains	ets (the Boston Conservate prevented by careful de ndue burdens on existing byment use ended many existing services and factly value, is not agricultural which may have impacter, adverse impacts could potentially accessible on ffic problems, it has no pt is not located within the ategy for Boston).	area, the site's development could ation Area and neighbouring listed esign and layout. It infrastructure, the site is allocated years ago, & its loss will not have illities, & is located within the town's all land & is previously developed. If years ago, the potentially be mitigated by careful foot, & by bicycle & public potential to contribute directly to be Distributor Road (Likely Area of the site is the potential to contribute, the site is t
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for Danger for	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cen006	Settlement:	Boston	Phase two SHLAA sites
Address	St Anne's Wharf, High	Street, Boston		
Site area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site availab	le? Yes		permissions:
Explanation	B/03/0358 - permissio	on for the construction of 17	dwellings. 8 dwellings	are unbuilt.
Achievability	Is the site achieva	able? Yes		
Explanation	(although flood mitiga		ng permission is outsta	ructure costs are likely to be low anding, and there is a reasonable before year 10).
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: 0	8	
Suitability	Is the site suitable	Yes		
	could have adverse in listed buildings). How INFRASTRUCTURE - it LOCATION - it is highly existing built-up area. SITE CHARACTERISTIC is not agricultural land TRANSPORT - althoug transport, & it will not the delivery of a Bost Assessment) defined	ever, any such impacts could will not lead to the loss of, ny accessible to the town's exessible to the site has no intrinsic and & is previously developed. It services & facilities are post treate or exacerbate traffic	assets (the Boston Consider the prevented by carefloor place undue budens isting services and facility walue, there are tentially accessible on factorial problems, it has no possible to a service of the problems of the problems.	on, existing infrastructure. ties, & is located within the town's no nearby 'bad neighbour' uses, it oot, & by bicycle & public tential to contribute directly to Distributor Road (Likely Area of
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos		No Depth Om to 0.25m 0.25m to 0.50m

Reference	Cen007	lement: Boston	Phase two SHLAA sites $\Box$
Address	Land between London Road and Sp	alding Road, Boston	
ite area (Hectares)		e capacity 24 Site capacity 25 dph: 24 at 20 dph:	from planning
vailability	Is the site available?	Yes	permissions:
xplanation	Although there is no planning perm	ission or allocation, there are no ki	nown legal or ownership problems.
chievability	Is the site achievable?	Yes	
xplanation	high (potentially including site clear	ance, decontamination, & flood m	astructure costs are likely to relatively nitigation costs). If it is allocated, o begin in year 8, and be completed
ssumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	24 5	
uitability	Is the site suitable?	No	
	neighbouring listed buildings), any s redevelopment will not harm the cl INFRASTRUCTURE - although it will (and partly used) as employment la identifies that: it is not of a strategi	such impacts could be prevented by naracter of the area (indeed it might not place undue burdens on existing the Although the Employment Land cascale & its loss will not have adveot be allocated in its own right for Nelson Way Existing Main Employment to existing services, & is located ways in intrinsic amenity value, is not uses to the n and the A16 to the ways on the site. The site's proportions ted. Furthermore, the land is likely accilities are potentially accessible of acceptate traffic problems, it has no Road (i.e. It is not located within than sport Strategy for Boston).	ng infrastructure, the site is allocated d Technical Paper (Aug 2015) erse economic impacts; it is of limited employment use, it concludes that it ment Area.  within the built-up area.  agricultural land & is previously or may impact on the amenities that mean that it is unlikely that these to have been contaminated by its  on foot, & by bicycle & public potential to contribute directly to the Distributor Road (Likely Area of
lassification	Undevelopabl	е	
lood risk	Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Cen008 Settlement: Boston Phase two SHLAA sites	
Address	Land to the west of Spalding Road, Boston	
Site area (Hectares)	at 30 dph: at 25 dph: at 20 dph: from planning	
Availability	Is the site available? Yes	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.	
Achievability	Is the site achievable? Yes	
Explanation	Moderate achievability. Values are relatively low, and opening-up infrastructure costs are likely to be moderate (including possible site decontamination & likely flood mitigation costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed. However, development would be dependent on consent of neighbouring land owner & is therefore not assumed to begin before year 12.	
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
Suitability	Is the site suitable?	
	ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its redevelopment will not harm the character of the area (indeed it would be likely to improve it). INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site is allocate in the Boston Local Plan (April 1999) as employment land. The emerging South East Lincolnshire Local Pla does not, however, allocate this site for employment use and its loss is therefore would not be expected have adverse economic impacts.  LOCATION - it is accessible to existing services, & is located within the built-up area.  SITE CHARACTERISTICS - the site has no intrinsic amenity value, is not agricultural land & is previously developed, However, the industrial uses to the north and the A16 to the east may impact on the amenitie that would be enjoyed by new dwellings on the site. Furthermore, the land is likely to have been contaminated by its former railway use.  TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, it has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is n located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy fo Boston). More importantly, no acceptable vehicular access is available.  Unsuitable, due to site characteristics and transport issues.	es
Classification	Undevelopable	
Flood risk	Zone 1 Zone 2 Low hazard Low hazard Danger for some Danger for most Danger for all  No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

	Fen001	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Fo	enside Road, Boston		
Site area (Hectares)	1.83 Site capacity at 30 dph:	55 Site capacity at 25 dph:	46 Site capacity at 20 dph:	37 Site capacity from planning
Availability	Is the site availab	le?		permissions:
Explanation	Although there is no p	planning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	moderate (flood mitig be developed, althou	gation & education costs). gh commencement may b	If it is allocated, there is be delayed by the need for	tructure costs are likely to be a reasonable prospect that it would or improvements to the water ar 10, and to be completed before
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20 Delivered in yrs 21-2:	5: O	25 30	
Suitability	Is the site suitable	Yes		
	the existing built-up a INFRASTRUCTURE - it (although it is located LOCATION - it is access existing built-up area. SITE CHARACTERISTIC neighbour' uses, it is of TRANSPORT - the site (i.e. It is located within Strategy for Boston). and it will not created that a standard adopt verge is wide enough Existing telecoms infricreating vehicular link	rea and woodland. will not lead to the loss of within the Boston Woodlesible to the town's existing. S - although the site has I Grade 1 agricultural land 8 has the potential to cont in the Distributor Road (Life Services & facilities are poor exacerbate traffic problems able estate road, suitable and the road is straight end.	f, nor place undue burdes Project area of search). In grant search and facilities, wittle intrinsic amenity value is into previously development of the delivery area of Assessment) of the delivery area of Assessment of the Highway Authors are the Highway Authors are 55 dwellings comough for the required viocation or strengthening even a through-route to	very of a Boston Distributor Road defined in the 2006 Transport oot, & by bicycle & public transport, prity identifies that it would appear uld be built in the opening. The sibility splays to be achievable.  Thought should be given to Punchbowl Lane.
Classification	Dev	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

Reference	Fen002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Lan	ngrick Road, Boston		
Site area (Hectares)	1.16 Site capacity at 30 dph:	35 Site capacity at 25 dph:	29 Site capacity at 20 dph:	23 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	(site clearance, deconta	mination, flood mitigat	on, and education costs)	tructure costs are likely to be high . Nonetheless, if it is allocated, pegin in year 8, and be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 11	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - it will LOCATION - it is accessified existing built-up area.  SITE CHARACTERISTICS - it is not agricultural land TRANSPORT - Services & will not create or exacer access from Langrick Rosize of the site. A street However, the site has no	ill not lead to the loss or ole to the town's existing the site has little intring the site previously developed facilities are potentially bate traffic problems and could be achieved in light will need to be relected to be selected potential to contribute a Distributor Road (Likel	g services and facilities, & sic amenity value, there a ped land. y accessible on foot, & by the Highway Authority id to this site, although 35 cocated, but that should ne directly to the delivery y Area of Assessment) de	e area. Ins on, existing infrastructure. It is located within the town's It is located within
Classification	Devel	opable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fen003		Settlement:	Di	oston	P	hase two SHLAA sites $\Box$
Address	Land to the east of Pund	chbowl L	ane, Boston				
Site area (Hectares)	3.87 Site capacity at 30 dph:	116	Site capacity at 25 dph:	97	Site capacity at 20 dph:	1	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pla	anning po	ermission or all	ocation, t	here are no knov	wn legal o	or ownership problems.
Achievability	Is the site achievab	le?	Yes				
Explanation	Moderate achievability. relatively low (although that it would be develop	flood m	itigation costs a	are likely)	. If it is allocated	l, there is	a reasonable prospect
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 66			
Suitability	Is the site suitable?		Yes				
	existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is Gra TRANSPORT - services 8 site has the potential to within the Distributor R	ve no ha cter, as idl not le vithin the ble to the adde 2 agd facilities occurriboad (Like will not rould need bull be gowl Lane	rmful effects up it is dominated ad to the loss o e Boston Wood: e town's existir gh the site has I gricultural land 8 es are potentiall ute directly to t ely Area of Asse create or exace ed to be extend given to vehicula e & Fenside Roa	oon the cheby the execution of the execu	naracter of the a isting developme ce undue burder area of search). s and facilities, & escipential area of search) are in the second of the s	rea - the sent to its sent to its sens on, exist is locate ue & there ped.  bicycle & istributor 1006 Transpene Highwarstem proves & Fen014	site does not have an south and east. sting infrastructure d adjacent to the town's e are no nearby 'bad a public transport. The Road (i.e. It is located bort Strategy for Boston). ay Authority indicates that vided for Punchbowl
Classification	Deve	lopabl	e (11-15)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m t 0.25 <b>0.5</b> 0	Depth to 0.25m Sm to 0.50m Om to 1.0m In to 2.0m

Reference	Fen004	Settlement:	Boston	Phase two SHLAA sites
Address	36 Witham Bank Wes	t, Boston		
Site area (Hectares)	0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or alloc	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	low (although flood m		here are no known issue	ructure costs are likely to be very es of principle to prevent the site's before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: )	9	
Suitability	Is the site suitable	Yes		
	impacts on built and help the However, any such im INFRASTRUCTURE - it LOCATION - it is accessive existing built-up area. SITE CHARACTERISTIC & it is not agricultural TRANSPORT - althoug transport, & it will not the delivery of a Bosta Assessment) defined in the such that the such	neritage assets (the Boston apacts could be prevented I will not lead to the loss of, sible to the town's existing S - the site has little intrins land. However, it is not prohibited are pt create or exacerbate traffon Distributor Road (i.e. It is in the 2006 Transport Strat	Conservation Area and a py careful design and lay nor place undue burder services and facilities, & c amenity value, there a eviously developed land otentially accessible on fice problems, it has no possion to located within the legy for Boston).	ns on, existing infrastructure.  It is located within the town's  Ire no nearby 'bad neighbour' uses
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

eference	Fen005	Settlement:	Boston	Phase two SHLAA sites
ldress	Land to the north and ea	ast of Carlton Road, Bo	ston	
e area (Hectares)	2.74 Site capacity at 30 dph:	82 Site capacity at 25 dph:	68 Site capacity at 20 dph:	55 Site capacity from planning permissions:
ailability	Is the site available	Yes		permissions.
planation	Although there is no pla	nning permission or all	ocation, there are no kno	wn legal or ownership problems.
chievability	Is the site achievable	Yes		
planation	relatively low (although	flood mitigation costs a		tructure costs are also likely to be d, there is a reasonable prospect ed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 32	
uitability	Is the site suitable?	No		
	development would lead existing recreational ope LOCATION - it is accessible existing built-up area.  SITE CHARACTERISTICS - & it is not agricultural la TRANSPORT - services & not create or exacerbate	d to the loss of open spen space shortfall. ole to the town's existing the site has little intringed. However, it is not placed facilities are potentially a traffic problems, & it (i.e. It is located within tegy for Boston).	ace/green infrastructure, or services and facilities, and services and facilities, and services amenity value, there previously developed landly accessible on foot, & by has potential to contribute the Distributor Road (Lile	g infrastructure, the site's , and would worsen the town's & is located adjacent to the town's are no nearby 'bad neighbour' uses d. y bicycle & public transport, it will te directly to the delivery of a kely Area of Assessment) defined ir
lassification	Unde	velopable		
Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fen006	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Fens	ide Road, Boston		
Site area (Hectares)	8 Site capacity at 30 dph:	240 Site capacity at 25 dph:	200 Site capacity at 20 dph:	160 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation		will not be available for	residential development	erways marina (ref. B/12/0245), & it . However, the owners indicate
Achievability	Is the site achievab	Yes		
Explanation	improvement, flood mit prospect that it would be	tigation & education co be developed, although	sts). Nonetheless, if it is a commencement may be	likely to be relatively high (highway llocated, there is a reasonable delayed by the need to improve the pegin in year 10, and be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		25 125 90	
Suitability	Is the site suitable?	Yes		
	development would not site has an open country by a strong & defensible INFRASTRUCTURE - it w (although it is located w LOCATION - it is accessified existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is GraTRANSPORT - services & site has potential to corthe Distributor Road (Lill However, the Highway aresidential development footway & drainage pro	t have harmful effects uyside character, it is we is 'natural' western bour ill not lead to the loss owithin the Boston Wood ble to the town's existing although the site has leade 2 agricultural land to the control of the control o	Il-related to the town's explain the country (Fenside Road).  If, nor place undue burders Project area of search). The country of the existing highway infrecountry (Fension Country).	rearance of the area - although the xisting built-up area & is contained on son, existing infrastructure is located adjacent to the town's value & there are no nearby 'bad oped.  The property of the buttor Road (i.e. It is located within ansport Strategy for Boston).  The province of the area - although the strategy for Boston).  The province of the area - although the strategy for Boston).  The province of the area - although the strategy for Boston).
Classification	Deve	lopable (16-20)		
Zo	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m >2.0m

Reference	Fen007	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south-west	of Joy Paine Close, Bosto	on	
Site area (Hectares)	0.16 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no kn	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	very low (although floo		ely). There are no know	structure costs are also likely to be vn issues of principle to prevent the appleted before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		5	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA the site is currently am development would ha INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS & it is not agricultural la TRANSPORT - although transport, & it will not of the delivery of a Bostor Assessment) defined in Unsuitable, due to adve	ACTS - although it would enity grassland which corve harmful effects upon will lead to the loss of existing the site has little intrinsed and. However, it is not preservices & facilities are preservices & facilities are preservices and (i.e. It the 2006 Transport Strates environmental imparts.)	not have adverse impartibutes positively to that character. ting infrastructure - the graph services and facilities, sic amenity value, there eviously developed land totentially accessible or fic problems, it has no list in the legy for Boston).	n foot, & by bicycle & public potential to contribute directly to se Distributor Road (Likely Area of
Classification	Unde	velopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fen008	Settlement:	Boston	Phase two SHLAA sites
Address	42 Punchbowl Lane, Bo	ston		
Site area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	B/11/0150 - permission	for the construction of 5	dwellings. 3 dwellings	outstanding.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit		lanning permission is o	structure costs are also likely to be outstanding, and it is likely that the
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA development would ha INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS & it is not agricultural la TRANSPORT - services & not create or exacerbat Boston Distributor Road the 2006 Transport Stra	ACTS - it will not have adverse no harmful effects upout ill not lead to the loss of, ble to the town's existing the site has little intrinsiond. However, it is not press facilities are potentially the traffic problems, & it had die. It is located within the	erse impacts on natura in the character of the nor place undue burde services and facilities, c amenity value, there eviously developed lan- accessible on foot, & b is the potential to cont the Distributor Road (Li	area. ens on, existing infrastructure. & is located adjacent to the town's are no nearby 'bad neighbour' uses d. by bicycle & public transport, it will cribute directly to the delivery of a likely Area of Assessment) defined in
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

e intentions of all the	Site capacity at 25 dph:  No  at least 13 separate	1430 Site capacity at 20 dph:	#### Site capacity from planning permissions:	
at 30 dph:  the site available?  e site appears to be in e intentions of all the	at 25 dph:  No at least 13 separate	at 20 dph:	from planning	
e site appears to be in e intentions of all the	at least 13 separate	ownerships, and the owner	permissions:	1
e intentions of all the		ownerships, and the owner		
			ers of 3 parcels cannot be iden	itified.
the site achievabl	e? Yes			ļ
cluding likely flood mi	tigation costs). If it is	allocated, there is a reaso	nable prospect that it would b	
•		400		
•				
•		500		
the site suitable?	Yes			
sting town is good. Furironmental impacts estranstructure - it will be capable of mitigation between the	rthermore, developr ffectively. I not lead to the lossing any infrastructure area of search). Ile to the town's serve although the site had de 2 agricultural land facilities are potentiate directly to the del Area of Assessment). The development of the Rd with Fenside Rd, nts of Langrick Rd passissment of the capacities.	of existing infrastructure, capacity issues it creates ces, & is adjacent to the clittle intrinsic amenity val & is not previously develoilly accessible on foot, & bovery of a Boston Distribut defined in the 2006 Transphis site would be likely to and Fenside Rd with Argyl rking vehicles on the carrity of the local highway ne	& development on this scale is or exacerbates. (It is located wexisting built-up area. lue & there are no nearby 'bacoped.  by bicycle & public transport, & or Road (i.e. It is located within port Strategy for Boston). High cause significant capacity issue & St/Brothertoft Rd. There is a ageway and impeding the free transport is required.	is likely within  d & it has in the nway es at an e flow
Unde	relopable			
	Low hazar Danger fo Danger fo	some	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	
	livered in yrs 1-5: livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 16-20 livered in yrs 21-25:  the site suitable?  e site is in scale with the VIRONMENTAL IMPACE velopment would have ception of the north, it sting town is good. Further with the capable of mitigating the capable of mitigating the Boston Woods Project CATION - it is accessible CHARACTERISTICS - ighbour' uses, it is Grand ANSPORT - services & the potential to contribute thority indicates that the punctions of Langrick siting issue with reside the situation of the issues with ensidered suitable.	derate achievable?  Deferate achievability. Values are moderate, cluding likely flood mitigation costs). If it is veloped (assumed to begin in year 12, and livered in yrs 1-5: livered in yrs 6-10: livered in yrs 16-20 livered in yrs 21-25:  the site suitable?  Te site is in scale with the 6,111 dwellings with velopment would have major effects upon ception of the north, its boundaries are defisting town is good. Furthermore, development vironmental impacts effectively.  FRASTRUCTURE - it will not lead to the loss be capable of mitigating any infrastructure as Boston Woods Project area of search).  CATION - it is accessible to the town's servite CHARACTERISTICS - although the site has ighbour' uses, it is Grade 2 agricultural land and NSPORT - services & facilities are potential to contribute directly to the delistributor Road (Likely Area of Assessment) of thority indicates that the development of the igunctions of Langrick Rd with Fenside Rd, sisting issue with residents of Langrick Rd patraffic. Significant assessment of the capacital spite the issues with environmental impact insidered suitable.  Undevelopable  No hazard Low hazard Danger for Da	cluding likely flood mitigation costs). If it is allocated, there is a reason veloped (assumed to begin in year 12, and be completed after year 2 veloped (assumed to begin in year 12, and be completed after year 2 veloped (assumed to begin in year 12, and be completed after year 2 veloped (assumed to begin in year 12, and be completed after year 2 veloped in yrs 1-5:  livered in yrs 6-10: livered in yrs 11-15:	decrate achievabile?  Decrate achievability. Values are moderate, and opening-up infrastructure costs are likely to be hig cluding likely flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be veloped (assumed to begin in year 12, and be completed after year 25).  Ilivered in yrs 1-5: Ilivered in yrs 6-10: Ilivered in yrs 1-15: Ilivered in yrs 1-25: Ilivered in yrs 1-25: Ilivered in yrs 21-25: Ilivered in yrs 21-25: Ilivered in yrs 21-25: Ilivered in yrs 21-25: Ilivered in yrs 3-10: Il

Reference	Fen010	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Puri	tan Way, Boston		
Site area (Hectares)	2.16 Site capacity at 30 dph:	65 Site capacity at 25 dph:	54 Site capacity at 20 dph:	43 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation		ers, but they are working		known legal or ownership outstanding for the development
Achievability	Is the site achievable	Yes		
Explanation		lood mitigation costs ar	e likely). If it is allocated,	ucture costs are also likely to be there is a reasonable prospect d before year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 15	
Suitability	Is the site suitable?	Yes		
	town's built-up area, and boundary does not follow pressure for the developing acceptable (see site Fen0) INFRASTRUCTURE - it will (although it is located with LOCATION - it is accessible existing built-up area. SITE CHARACTERISTICS - neighbour' uses, it is Gratan TRANSPORT - services & site's development has the It is located within the Difor Boston). Furthermore that this site would be su	few near views into the vany stong, defensible 'ment of further land, but 106). I not lead to the loss of, thin the Boston Woods I le to the town's existing although the site has litted 2 agricultural land & facilities are potentially ne potential to contribut stributor Road (Likely Ale, it will not create or exitable for the developm	site are available from patural feature, & its allot the development of this nor place undue burdens Project area of search). services & facilities, & is le intrinsic amenity value is not previously developaccessible on foot, & by de directly to the delivery rea of Assessment) define acerbate traffic problems ent of 65 dwellings as an	ea - it is largely enclosed by the public vantage points. Its northern ocation may therefore lead to is land is itself considered to be son, existing infrastructure located adjacent to the town's each there are no nearby 'bad bed. bicycle & public transport, & the of a Boston Distributor Road (i.e. ed in the 2006 Transport Strategy is - the Highway Authority indicates extension of Puritan Way.
Classification	Develo	opable (11-15)		
Z	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for me Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Land to the west of	Punchbowl Lane, Boston		
57.28 Site capacit at 30 dph:	ty 1718 Site capacity at 25 dph:	1432 Site capacity at 20 dph:	#### Site capacity from planning
Is the site availa	able?		permissions:
The site appears to	be in six separate owners	nips, and the intentions o	f two of the owners are unknown.
Is the site achie	vable? Yes		
(including likely floo	od mitigation costs). If it is	allocated, there is a reas	onable prospect that it would be
Delivered in yrs 6-1 Delivered in yrs 11- Delivered in yrs 16-	0: .15: .20	400 500 500	
Is the site suitab	Yes Yes		
western boundary is south (site Wes002) this scale offers opp are preferable. INFRASTRUCTURE - to be capable of mit the Boston Woods FLOCATION - it is related to the town's existing ISITE CHARACTERIST amenity value, it is TRANSPORT - Service the site has the pote located within the EBoston). The Highwacceptable access re	s arbitrary, & its relationsl /Wes007) or east (site Fer portunities to mitigate envolutional en	one with the existing town 1009) had already been do ironmental impacts, other of existing infrastructure capacity issues it creates whis existing services and one arby 'bad neighbour' & is not previously develoally accessible on foot, & by to the delivery of a Bosea of Assessment) defined the neither North Forty Footment. Frontage footway	would be poor unless the land to its eveloped. Although development on er options for major urban extensions , & development on this scale is likely or exacerbates. (It is located within d facilities, & is located adjacent to uses & the site has little intrinsic oped. by bicycle & public transport, and ton Distributor Road (i.e. It is d in the 2006 Transport Strategy for t Bank nor Middle Drove would be and drainage works would be
	·	s, infrastructure, site cha	racteristics & transport, the site is
Ur	ndevelopable		
Zone 1 Zone 2 Zone 3a Zone3b	Low hazar Danger for	d · some	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m
	Is the site availate  The site appears to  Is the site achievab (including likely flood developed (assume)  Delivered in yrs 1-5 Delivered in yrs 16 Delivered in yrs 16 Delivered in yrs 16 Delivered in yrs 21  Is the site suital  The site is in scale we ENVIRONMENTAL II development would western boundary i south (site Wes002) this scale offers oppare preferable.  INFRASTRUCTURE - to be capable of mithe Boston Woods I LOCATION - it is related the town's existing SITE CHARACTERIST amenity value, it is TRANSPORT - Service the site has the pot located within the I Boston). The Highwacceptable access required on Punchbrequired.  Despite the issues we I Zone 1 Zone 1 Zone 2	Is the site available?  Is the site available?  Is the site achievable?  Moderate achievability. Values are moderate (including likely flood mitigation costs). If it is developed (assumed to begin in year 12, and leveloped (assumed to begin in year 12, and leveloped in yrs 1-5:  Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 16-20 Delivered in yrs 21-25:  Is the site suitable?  The site is in scale with the 6,111 dwellings we ENVIRONMENTAL IMPACTS - although it will development would inevitably have major im western boundary is arbitrary, & its relations south (site Wes002/Wes007) or east (site Fenthis scale offers opportunities to mitigate envare preferable.  INFRASTRUCTURE - it will not lead to the loss to be capable of mitigating any infrastructure the Boston Woods Project area of search).  LOCATION - it is relatively accessible to the to the town's existing built-up area.  SITE CHARACTERISTICS - although there are namenity value, it is Grade 2 agricultural land. TRANSPORT - Services & facilities are potentithe site has the potential to contribute direct located within the Distributor Road (Likely Araboston). The Highway Authority indicates tha acceptable access roads for the site's develop required on Punchbowl Lane. Significant asserequired.  Despite the issues with environmental impact undevelopable	Is the site available?  Is the site available?  The site appears to be in six separate ownerships, and the intentions of the site appears to be in six separate ownerships, and the intentions of the site achievability. Values are moderate, and opening-up infrastrustic (including likely flood mitigation costs). If it is allocated, there is a reast developed (assumed to begin in year 12, and be completed after year:  Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 11-15: Delivered in yrs 12-25: Delivered in yrs 12-25: Delivered in yrs 21-25: Soo  Is the site suitable?  The site is in scale with the 6,111 dwellings which the emerging Local FENVIRONMENTAL IMPACTS - although it will not have adverse impact development would inevitably have major impacts upon the character western boundary is arbitrary, & its relationship with the existing towr south (site Wes002/Wes007) or east (site Fen009) had already been do this scale offers opportunities to mitigate environmental impacts, other are preferable.  INFRASTRUCTURE - it will not lead to the loss of existing infrastructure to be capable of mitigating any infrastructure capacity issues it creates the Boston Woods Project area of search).  LOCATION - it is relatively accessible to the town's existing services and the town's existing built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' amenity value, it is Grade 2 agricultural land & is not previously develor TRANSPORT - Services & facilities are potentially accessible on foot, & the site has the potential to contribute directly to the delivery of a Bos located within the Distributor Road (Likely Area of Assessment) define Boston). The Highway Authority indicates that neither North Forty Foo acceptable access roads for the site's development. Frontage footway required on Punchbowl Lane. Significant assessment of the capacity of required.  Despite the issues with environmental impacts, infrastructure, site challone as

Reference	Fen014	,	Settlement:	D	oston	l	Phase two SHLAA sites
Address	Land to the east of Pun	chbowl	Lane and south	of Washd	yke Lane, Bostor	1	
Site area (Hectares)	16.69 Site capacity at 30 dph:	501	Site capacity at 25 dph:	417	Site capacity at 20 dph:	334	Site capacity from planning permissions:
Availability	Is the site available	?	No				permissions:
Explanation	The site appears to be i	n five se	parate ownersh	ips, and t	the intentions of	one owr	ner are unknown.
Achievability	Is the site achievab	ole?	Yes				
Explanation	Moderate achievability (including likely flood m developed (assumed to	nitigatio	n costs). If it is a	llocated,	there is a reason	able pro	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 201			
Suitability	Is the site suitable?	?	Yes				
Explanation	ENVIRONMENTAL IMPA development would ha defined by strong 'natu scale offers opportuniti INFRASTRUCTURE - it w to be capable of mitiga Boston Woods Project LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & the potential to contrib Distributor Road (Likely Highway Authority indi- works. Access off Fensi- Washdyke Rd would re	ACTS - al ve majo ral' feati es to mi vill not le ting infrarea of sible to the althourade 2 ag & facilitie ute dire varea of cates the de Rd will e benefi	though it will not reffects upon the ures, its relation tigate environment of the loss of	ot have ache character in the character	dverse impacts of the area. It the existing tow bacts effectively. Infrastructure, & s it creates or exist and facilities, & and facilitie	n natural However n is good develop acerbate is locate e & ther bed. bicycle & r Road (i. ort Strate nieved w ay & dra route be	and any of its boundaries are it. A development on this scale is likely its. (It is located within the led adjacent to the town's le are no nearby 'bad. A public transport, & it has it is located within the legy for Boston). The lith footway & drainage linage works. Access off
Classification	Unde	velop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	а		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 <b>0.5</b> (	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Reference	Fen015	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of N	lorth Forty Foot Bank, Bo	oston	
Site area (Hectares)	19.61 Site capacity at 30 dph:	588 Site capacity at 25 dph:	490 Site capacity at 20 dph:	392 Site capacity from planning
Availability	Is the site availab	No		permissions:
Explanation	The site appears to be	e in three separate owne	rships, and the intentions	of one owner are unknown.
Achievability	Is the site achieva	Yes		
Explanation	(including likely flood would be developed,	mitigation costs). Nonet although realistically it c east (site Fen009) had ali	neless, if it is allocated, thould not be developed be	cture costs are likely to be high here is a reasonable prospect that it efore land to its south (site sumed to begin in year 20, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	500	
Suitability	Is the site suitable	Yes Yes		
	development would in western boundary is a south (site Wes002/M on this scale offers op INFRASTRUCTURE - it to be capable of mitig the Boston Woods Pro LOCATION - it is relative the town's existing bu SITE CHARACTERISTIC amenity value, it is GI TRANSPORT - Services the site has the poten located within the Dis Boston). Its scale mea likely to be capable of	nevitably have major important properties to mitigate expected by the loss of	pacts upon the character at provided the existing town (109) had already been denvironmental impacts. In existing infrastructure, capacity issues it creates of existing services and a nearby 'bad neighbour' of a is not previously developed (10) accessible on foot, & but to the delivery of a Bost at of Assessment) defined exacerbate traffic problem (10).	on natural or heritage assets, its and appearance of the area. Its would be poor unless the land to its veloped. Nonetheless, development & development on this scale is likely or exacerbates. (It is located within facilities, & is located adjacent to uses & the site has little intrinsic ped. by bicycle & public transport, and on Distributor Road (i.e. It is in the 2006 Transport Strategy for his, but development on this scale is acteristics & transport, the site is
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fen016		Settlement:	Boston	Phase two SHLAA sites
Address	Boston Carlton Centre,	Carlton	Road, Boston		
Site area (Hectares)	0.74 Site capacity at 30 dph:	22	Site capacity at 25 dph:	18 Site capacity at 20 dph:	15 Site capacity from planning
Availability	Is the site available	e?	No		permissions:
Explanation	discontinued the mo	st appro	priate alternativ	ve use of the site would be	event that these uses were to be residential development". Given site cannot be considered
Achievability	Is the site achieval	ble?	Yes		
Explanation	moderate/high (includi	ng likely	flood mitigation		ure costs are likely to be Nonetheless, if it is allocated, egin in year 8, and be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			22	
Suitability	Is the site suitable	?	Yes		
	INFRASTRUCTURE - alti in use as social and edu demonstrated that this LOCATION - it is access existing built-up area. SITE CHARACTERISTICS it is not agricultural lan TRANSPORT - services a unlikely to create or ex directly to the delivery Area of Assessment) de	hough it ucational infrastruible to the the site d, & is prowadante of a Bosefined in	will not place un infrastructure - ucture is no longue town's existing the has little intrirreviously develoes are potentially traffic problem ton Distributor the 2006 Trans	its redevelopment would ger required or that replace ag services and facilities, & asic amenity value, there are ped land.  y accessible on foot, & by last. However, it does not ha	ofrastructure, the site is currently be accepatble only if it could be ements were to be made. is located within the town's re no nearby 'bad neighbour' uses, bicycle & public transport, & it is we the potential to contribute within the Distributor Road (Likely
Classification	Unde	evelop	able		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	ga e e e e e e e e e e e e e e e e e e e		No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fen017	•	Settlement:	Ь	oston		Phase two SHLAA sites
Address	Land to the east of Fen	side Roa	d, Boston				
Site area (Hectares)	5.02 Site capacity at 30 dph:	151	Site capacity at 25 dph:	125	Site capacity at 20 dph:	100	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or allo	ocation, t	there are no knov	wn legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	Moderate achievability moderate (including lik prospect that it would	ely flood	mitigation cost	s). None	theless, if it is allo	ocated, t	there is a reasonable
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 101			
Suitability	Is the site suitable	?	Yes				
Explanation	ENVIRONMENTAL IMPA development would no site has an open country by a strong & defensible INFRASTRUCTURE - it we (although it is located we LOCATION - it is access existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is GI TRANSPORT - services as site has potential to co the Distributor Road (L	ACTS - it thave he have he 'natura vill not le vithin the ible to the althour ade 2 age facilitie ntribute ikely Are Authorit of this posision.	will not have ad armful effects u aracter, it is wel al' western boun ad to the loss of a Boston Woods ie town's existing the site has litricultural land & as are potentially directly to the da of Assessment y indicates that scale without so	verse im pon the o l-related dary (Fe f, nor pla s Project g service mited in d is not p y accessi elivery o c) defined the exist	pacts on natural character or appet to the town's ex nside Road). ce undue burder area of search). so and facilities, & trinsic amenity vareviously develop ble on foot, & by f a Boston Distribd in the 2006 Traiting highway infray significant structure.	or herita earance isting bu as on, exi a is locat alue & th ped. bicycle butor Ro outor So astructur ctural im	of the area - although the ailt-up area & is contained isting infrastructure ed adjacent to the town's here are no nearby 'bad & public transport, & the ad (i.e. It is located within trategy for Boston). re is unsuitable to serve aprovement, widening,
Classification	Deve	lopabl	e (11-15)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for n Danger for a	nost		0m 0.2 <b>0.5</b> 1.0	Depth n to 0.25m 25m to 0.50m 20m to 1.0m 20m to 2.0m 30m

Reference	Fis001		Settlement:	В	oston		Phase two SHLA	A sites $\square$
Address	Land to the east of Linc	lis Road,	Boston					
Site area (Hectares)	7.46 Site capacity at 30 dph:	224	Site capacity at 25 dph:	186	Site capacity at 20 dph:	149	Site capacity from planning	180
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no plant housebuilder has an ag	• .				_	or ownership pro	blems. A
Achievability	Is the site achieval	ole?	Yes					
Explanation	Moderate achievability moderate (decontamin reasonable prospect th improve the foul sewer be completed before years).	ation, flo at it wou age and	ood mitigation & uld be developed	k educati d, althou	on costs). Nonet gh commenceme	heless, if ent may	it is allocated, the	ere is a need to
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:			25				
	Delivered in yrs 11-15:			125				
	Delivered in yrs 16-20			30				
	Delivered in yrs 21-25:			30				
Suitability	Is the site suitable	?	Yes					
	existing development of land would be unlikely strong & defensible 'na INFRASTRUCTURE - it v LOCATION - it is relative the town's existing buil SITE CHARACTERISTICS neighbour' uses, it is GITRANSPORT - services and However, it has no pottlocated within the Distribution of the boston). Furthermore, that would have the posupportive of this allocated within the Despite the issues with	to gener tural' ea will not le lely acces t-up area - althou, rade 1 ag & facilitie ential to ributor R the High tential t.	ate pressure for stern boundary, and to the loss of sible to the towns. gh the site has lightly gricultural land & es are potentiall contribute direct oad (Likely Areat way Authority in o increase vehice	f, nor plain's existi ittle intri & is not p y accessi ctly to the of Assessindicates ular activ	eastward expans ace undue burder ing services and f ansic amenity valu areviously develop ble on foot, & by e delivery of a Bo assment) defined i that, whilst it has vity on lindis Road	ion, give as on, ex acilities, ue & ther ped land bicycle oston Dis in the 20 s reserva d and ne	n that it is contain isting infrastructu & is located adja- re are no nearby ' & public transpor tributor Road (i.e 06 Transport Stra tions about devel arby junctions, it	ned by a  ire. cent to  bad  t. i. It is not itegy for lopment
Classification	Deve	lopabl	le (16-20)					
<b>Flood risk</b> Zone Zone Zone	2 3a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m	
			l					

eference	Fis002	Settlement:	Boston	Phase two SHLAA sites L
ddress	Land to the north-east o	of Fishtoft Road, Boston		
e area (Hectares)	0.41 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning
<i>r</i> ailability	Is the site available	<b>?</b> Yes		permissions:
planation	Although there is no pla	nning permission or allo	cation, there are no know	vn legal or ownership problems.
chievability	Is the site achievab	le? Yes		
planation	(flood mitigation and ed	lucation costs). There are		ure costs are likely to be low ciple to prevent the site's before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9	
uitability	Is the site suitable?	Yes		
	LOCATION - it is relative town's existing built-up SITE CHARACTERISTICS not previously develope site). Though the removis considered that these development.  TRANSPORT - although transport, it has no pote located within the Distribuston). The Highway A visibility splays can be a	ly accessible to the town area although there are no nod land & has some intrincal of the hedge would unimpacts would not be some services & facilities are pential to contribute directibutor Road (Likely Area uthority indicates that, schieved within the site.	's existing services and farearby 'bad neighbour' us sic amenity value (frontal doubtedly have impacts adverse that the site is notentially accessible on fally to the delivery of a Boof Assessment) defined in	oot, & by bicycle & public ston Distributor Road (i.e. It is no the 2006 Transport Strategy for the frontage hedge, the necessary
Zor Zor	Develope 1 ne 2 ne 3a ne 3b	No hazard Low hazard Danger for so Danger for m	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m
		Danger for al		1.0m to 2.0m >2.0m

Reference	Fis003	5	Settlement:	В	oston	Phase two SHLAA sites
Address	Land to the east of Whi	te House	Lane, Boston			
Site area (Hectares)	3.01 Site capacity at 30 dph:	90	Site capacity at 25 dph:	75	Site capacity at 20 dph:	60 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	nning pe	ermission or all	ocation, t	here are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation	moderate (flood mitiga prospect that it would be	tion & ed be develong supply a	ducation costs). oped, although	Nonethe commen	less, if it is alloca cement may be d	ture costs are likely to be steed, there is a reasonable delayed by the need for assumed to begin in year 10, and
Assumed delivery rate	Delivered in yrs 1-5:			25		
	Delivered in yrs 6-10: Delivered in yrs 11-15:			25 65		
	Delivered in yrs 16-20					
	Delivered in yrs 21-25:					
Suitability	Is the site suitable?	•	Yes			
	by urban land-uses on t land would be unlikely t strong & defensible 'na' INFRASTRUCTURE - it w LOCATION - it is relative the town's existing built SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although transport, it has no pot located within the Distr Boston). The Highway A access into this site, alth more than one point of Despite the issues with	hree side to generatural least tural least	es & relates we ate pressure for stern boundary ad to the loss of sible to the town. If there are no and & is not preceded (Likely Area indicates that frontage footwor 90 dwellings acteristics & transport of the control of the cont	Il to the to further of f, nor pla- yn's existing nearby 'be eviously de potentially ctly to the a of Asses the White ay & drain	own's existing but eastward expansion of the expansion of the eastward	earance of the area - it is enclosed allt-up area. The allocation of this ion, given that it is contained by a as on, existing infrastructure. accilities, & is located adjacent to sees & it has no intrinsic amenity foot, & by bicycle & public oston Distributor Road (i.e. It is not in the 2006 Transport Strategy for intage is suitable to provide safe equired. Ideally, there should be ered suitable.
Classification	Deve	lopabl	e (11-15)			
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	la Ba		No hazard Low hazard Danger for s Danger for r Danger for a	nost		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Fis005	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of To	oot Lane, Boston		
Site area (Hectares)	10.57 Site capacity at 30 dph:	317 Site capacity at 25 dph:	264 Site capacity at 20 dph:	211 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no Two owners, but the		ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieve	able? Yes		
Explanation	moderate (including I		s). If it is allocated, ther	cture costs are also likely to be e is a reasonable prospect that it efore year 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 0	50 250 17	
Suitability	Is the site suitabl	e? No		
	group of dwellings will developed in conjunct INFRASTRUCTURE - it LOCATION - although adjacent to the existic SITE CHARACTERISTIC value, it is Grade 1 ag TRANSPORT - although transport, & it will not the delivery of a Bost Assessment) defined Unsuitable, due to un	hich would be poorly relation with site Fis003, and will not lead to the loss of it is relatively accessible ting built-up area.  CS - although there are not gricultural land & is not prost services & facilities are not create or exacerbate train on Distributor Road (i.e. It in the 2006 Transport Strain acceptable environmental	ed to the town's exisitng following the development, nor place undue burde to the town's existing sero the town's existing sero the town's existing sero the town's developed land. The potentially accessible on the fic problems, it has no put is not located within the lategy for Boston).	ens on, existing infrastructure. vices and facilities, it is not located uses & it has no intrinsic amenity foot, & by bicycle & public sotential to contribute directly to e Distributor Road (Likely Area of
Classification	Und	developable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Fis006	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of	Fishtoft Road, Boston		
Site area (Hectares)	0.3 Site capacit at 30 dph:	y 9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site availa	ble? Yes		permissions:
Explanation	Although there is no	planning permission or alloc	ation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achiev	vable? Yes		
Explanation	(although flood miti		allocated, there is a rea	ure costs are likely to be very low asonable prospect that it would be 0).
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-1: Delivered in yrs 11-: Delivered in yrs 16-: Delivered in yrs 21-:	0: 15: 20	9	
Suitability	Is the site suitab	No No		
	site's development of the town's existing be with a countryside of INFRASTRUCTURE - LOCATION - it is related the existing built-up SITE CHARACTERIST agricultural land. Ho TRANSPORT - althoutransport, & it will not the delivery of a Bos Assessment) defined	would harm the character and puilt form, and its developme haracter. it will not lead to the loss of, tively accessible to the town' area. ICS - there are no nearby 'bac wever, it is not previously de 19th services & facilities are poot create or exacerbate traffi	d appearance of the are nt would intensify an expensive undue burdents existing services and for the distribution of the services and for the services and for the services and for the services and for the services are services and for the services are services and the services are services and the services are services and for the services are services and for the services are services and for the services are service	no intrinsic amenity value & is not
Classification	Un	developable		
Flood risk	Zone 1 Zone 2 Zone 3a	No hazard Low hazard Danger for son		No Depth 0m to 0.25m

Reference	Fis008		Settlement:	В	oston		Phase two SHLAA sites
Address	Fogartys, south of Fi	shtoft Road	d, Boston				
Site area (Hectares)	10.71 Site capacit at 30 dph:	321	Site capacity at 25 dph:	268	Site capacity at 20 dph:	214	Site capacity from planning permissions:
Availability	Is the site availa	ole?	Yes				permissions.
Explanation	Although there is no Owner indicates that					wn legal	or ownership problems.
Achievability	Is the site achiev	able?	Yes				
Explanation	high (including site c	earance co easonable	ost, & costs to m	itigate flo	ood risk and nea	rby 'bad	ts are likely to be relatively neighbour' uses). If it is begin in year 10, and be
Assumed delivery ra	Delivered in yrs 1-5:						
	Delivered in yrs 6-10			50			
	Delivered in yrs 11-1			250			
	Delivered in yrs 16-2			21			
	Delivered in yrs 21-2	5:					
Suitability	Is the site suitab	le?	No				
	as employment land 2015) concludes that redevelopment wou LOCATION - it is related existing built-up areat SITE CHARACTERISTI previously developed the amenities of new likely that impacts of TRANSPORT - althout an althout transport, it has no plocated within the D Boston). The Highward redevelopment is the substant of the substant o	although it & is in em to the site sl d lead to t cively access c CS - althou d, there are of dwellings ould be mit gh services otential to stributor F y Authority cess is prov	will not place upployment and should be safeguate he loss of gymns sible to the toward and the site has represented by the site is ligated.  The facilities are a contribute direct of the site is ligated.  The facilities are a contribute direct of the site is ligated.  The facilities are a contribute direct of the site is ligated.  The facilities are a contribute direct of the site is ligated.  The facilities are a contribute direct of the site is ligated.  The facilities are a contributed direct of the site is ligated.  The facilities are a contributed direct of the site is ligated.  The facilities are a contributed direct of the site is ligated.	ndue burd ports use arded as a asia. In o intrinsi- highbour' arge in size potential ctly to the a of Asses redevelop	dens on existing s. The Employm a Specific Occuping services and a camenity value uses - neighbouze and (although de delivery of a B sment) defined oment of this sit nor road to the	nent Landier Site. If facilities, is not a ring indunction capacit foot, & botton Diin the 20 e would	strial uses may impact on y may be reduced) it is
Classification	Un	develop	able				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m
						>2	.0m

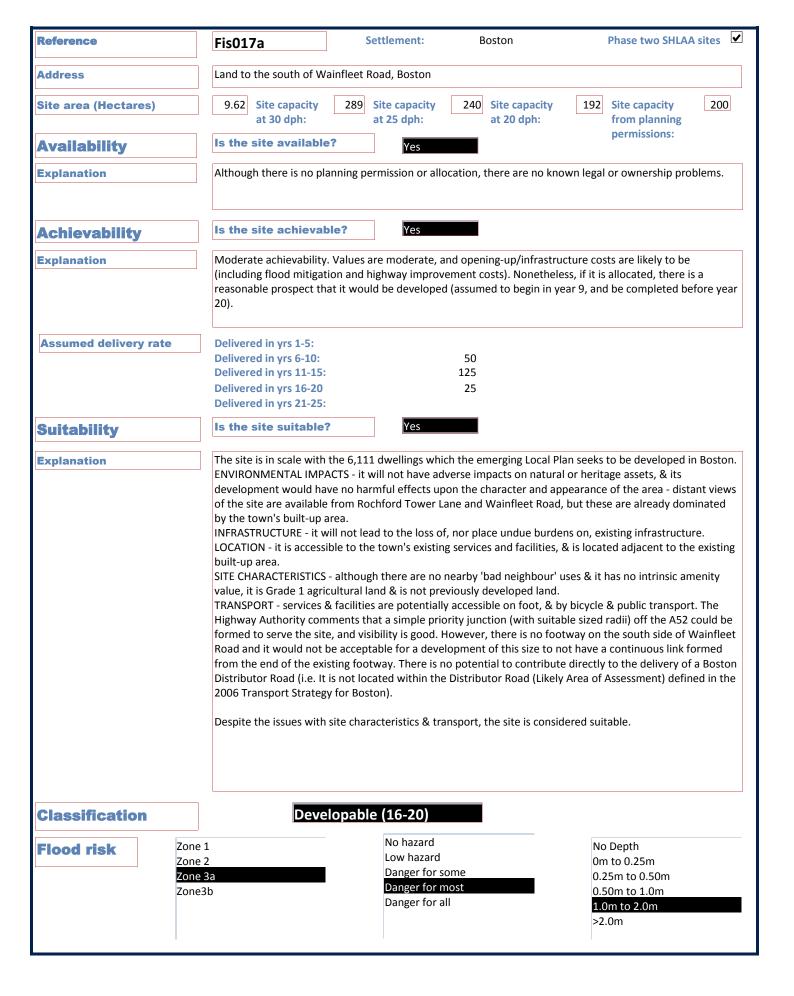
Reference	Fis012	Settle	ment:	Boston	Phase two SHLAA sites
Address	Land to the east of Wy	thes Lane, Bos	ton		
Site area (Hectares)	0.81 Site capacity at 30 dph:		capacity 20 5 dph:	Site capacity at 20 dph:	16 Site capacity from planning
Availability	Is the site availabl	e?	Yes		permissions:
Explanation	Although there is no p Multiple owners, but t			, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	ble?	Yes		
Explanation		ion costs are li	kely. If it is allocat	ed, there is a reaso	ure costs are also likely to be low, onable prospect that it would be ).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		24		
Suitability	Is the site suitable	?	No		
	site's development wo existing town and its of have a major and adve INFRASTRUCTURE - it is LOCATION - it is relative or adjacent to the tow SITE CHARACTERISTICS value, much of the site TRANSPORT - it will not accessible on foot, & &	ould harm the collevelopment werse impact up will not lead to vely inaccessibly on's built-up are S - although the e is Grade 1 agrot create or example by bicycle & pulistributor Roadin the 2006 Train	character and appould be unrelated on the countrysid the loss of, nor peto the town's exacter are no nearby icultural land & is cerbate traffic problic transport, & if (i.e. It is not locations port Strategy for and the country of	earance of the area to any existing set e character of the salace undue burdens kisting services and 'bad neighbour' us not previously devolems. However, salace within the District Roston).	s on, existing infrastructure. facilities, & is not located within es & it has no intrinsic amenity reloped land. services & facilities are not to contribute directly to the ributor Road (Likely Area of
Classification	Und	evelopable		İ	
Flood risk Zone Zone Zone	2 3a	Lo Da Da	o hazard ow hazard anger for some anger for most anger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fis013	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Toot L	ane, Boston		
Site area (Hectares)	4.77 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	95 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planni Multiple owners, but they a		ion, there are no know	n legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		ion costs are likely). If it	is allocated, there is a	re costs are likely to be relatively reasonable prospect that it e year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 93	
Suitability	Is the site suitable?	Yes		
	north and west of Toot Lan appear as an extension into its north (site Fis018) and we have (see site Fis033), but the INFRASTRUCTURE - it will not a the town's existing built-up SITE CHARACTERISTICS - alt value, it is Grade 1 agricultus TRANSPORT - although servitansport, & it will not crea	e does not have an oper of countryside. The allocativould create pressure for hese options are also controlled to the loss of, not concessible to the town's concessible town's concessible town's concessible town's concessible	n countryside characterion of this land would rethe allocation of the insidered suitable. In place undue burdens existing services and fairby 'bad neighbour' usually developed land. In the land of located within the Expression.	cilities, & is located adjacent to es & it has no intrinsic amenity not, & by bicycle & public ential to contribute directly to distributor Road (Likely Area of

Reference	Fis014	•	Settlement:	Boston		Phase two SHLAA sites
Address	Land to the west of Too	ot Lane, I	Boston			
Site area (Hectares)	4.39 Site capacity at 30 dph:	132	Site capacity at 25 dph:	110 Site capac at 20 dph		Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla Two owners, but they a	• .		ocation, there are n	o known legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes			
Explanation	Moderate achievability low (although flood mit would be developed (a	tigation o	costs are likely).	If it is allocated, the	here is a reaso	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 82		
Suitability	Is the site suitable	?	Yes			
Explanation	ENVIRONMENTAL IMPA development would ha north and west of Toot appear as an extension of the remaining land b INFRASTRUCTURE - it w LOCATION - it is relative the town's existing buil SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although transport, & it will not	ACTS - it ve no ha Lane do into cou ounded vill not le ely acces t-up area - althougultural l services create on Distributhe 2000	will not have ad rmful effects up es not have an ountryside. The all by Toot Lane (so ad to the loss of sible to the tow a. gh there are no and & is not pre & facilities are prevacerbate tradutor Road (i.e. It 6 Transport Stra	verse impacts on nation the character are poen countryside chocation of this land see site Fis033), but of, nor place undue to n's existing services nearby 'bad neighberoiously developed lepotentially accessib ffic problems, it has is not located with tegy for Boston).	atural or herit nd appearance naracter, and o would create this option is a burdens on, ex s and facilities, our' uses & it land. le on foot, & I s no potential in the Distribu	e of the area - land to the development would not pressure for the allocation also considered suitable. sisting infrastructure.  , & is located adjacent to has no intrinsic amenity by bicycle & public to contribute directly to stor Road (Likely Area of
Classification	Deve	lopabl	e (11-15)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for n Danger for a	nost	0n 0.2 0.5 1.0	Depth In to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m

Reference	Fis015		Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Too	ot Lane, I	Boston		
Site area (Hectares)	6.54 Site capacity at 30 dph:	196	Site capacity at 25 dph:	164 Site capaci at 20 dph:	from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	anning p	ermission or all	ocation, there are no	known legal or ownership problems.
Achievability	Is the site achieval	ole?	Yes		
Explanation		igation o	costs are likely)	. If it is allocated, the	structure costs are likely to be relatively re is a reasonable prospect that it would be year 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 21	
Suitability	Is the site suitable?	?	Yes		
	development would ha north and west of Toot appear as an extension land to its north-west (sounded by Toot Lane INFRASTRUCTURE - it w LOCATION - it is relative the town's existing buil SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although transport, & it will not of	ve no ha Lane do into cou site Fiso2 (see site vill not le ely acces t-up area - althou cultural l services create on n Distribu the 200	rmful effects up es not have an intryside. The a L4) & would als Fis033), but the ad to the loss of sible to the toward. By there are no and & is not proward and a signification of the control of the c	oon the character and open countryside charllocation of this land to create pressure for ese options are also out, nor place undue but on's existing services are also deviously developed la potentially accessible offic problems, it has not located withing tegy for Boston).	urdens on, existing infrastructure. and facilities, & is located adjacent to  ur' uses & it has no intrinsic amenity nd. e on foot, & by bicycle & public no potential to contribute directly to the Distributor Road (Likely Area of
Classification	Deve	lopabl	e (16-20)		
Flood risk Zone 2 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for Danger for Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fis017	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of W	ainfleet Road, Boston		
Site area (Hectares)	76.81 Site capacity at 30 dph:	2304 Site capacity at 25 dph:	1920 Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(including likely flood r		llocated, there is a reas	orcture costs are likely to be high onable prospect that it would be 25).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		400 500 500	
Suitability	Is the site suitable	? Yes		
	heritage assets (listed impacts could be mitig appearance of the area existing town is good, effectively.  INFRASTRUCTURE - it vanished to a capable of mitigating a LOCATION - it is access SITE CHARACTERISTICS previously developed. Transport of this scale offers opport this scale offers opport the site does Road (i.e. It is not local transport Strategy for probably require the for frontage would require in size & not a through the desired the issues with considered suitable.	Rochford Tower & Rochfo	ord Tower House & the layout. Would have madined by strong 'natural' cale offers opportunities of infrastructure, & develoy issues it creates or example of the following of the entity value, but is Graduche amenities of nearby impacts effectively. You accessible on foot, & bootontribute directly to reconstruction for Road (Likely Area of Asuthority indicates that and the Access and developminating. Any accession in the local highway in the local	existing built-up area.  de 2 agricultural land & is not new dwellings, but development on by bicycle & public transport.  the delivery of a Boston Distributor assessment) defined in the 2006 access off Wainfleet Rd would ent on the Rochford Tower Lane by Blackthorn Lane should be modest
Classification	Deve	elopable (21-25)		
Z Z	Cone 1 Cone 2 Cone 3a Cone3b	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m



Reference	Fis018	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Too	ot Lane, Boston		
Site area (Hectares)	1.06 Site capacity at 30 dph:	32 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Although there is no pla	anning permission or allo	ocation, there are no knowr	n legal or ownership problems.
Achievability	Is the site achievat	Yes		
Explanation	low (although flood mit	tigation costs are likely).		re costs are likely to be relatively reasonable prospect that it year 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 8	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	built-up area surrounds INFRASTRUCTURE - it w LOCATION - it is relative the town's existing buil SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although transport, & it will not of the delivery of a Bostor Assessment) defined in	the site on three sides. vill not lead to the loss of ely accessible to the tow t-up area. - although there are no cultural land & is not pre services & facilities are   create or exacerbate train Distributor Road (i.e. It the 2006 Transport Strain	f, nor place undue burdens n's existing services and factories are proposed in the proposed in the proposed in the proposed is not located within the Discourse in the proposed in	ilities, & is located adjacent to s & it has no intrinsic amenity ot, & by bicycle & public ential to contribute directly to stributor Road (Likely Area of
Classification	Deve	lopable (11-15)		
Flood risk Zone 2		No hazard Low hazard		No Depth 0m to 0.25m
Zone 3		Danger for s		0.25m to 0.50m
Zone3	b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
l		l		I

Reference	Fis019	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of W	/ard Crescent, Boston		
Site area (Hectares)	0.15 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble?		
Explanation	(although flood mitiga		e are no known issues o	ture costs likely to be very low f principle to prevent the site's before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		4	
Suitability	Is the site suitable	? Yes		
	development would not need to be taken to en INFRASTRUCTURE - it is relative existing built-up area. SITE CHARACTERISTICT agricultural land, & mu TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in	isure a satisfactory relation will not lead to the loss of, wely accessible to the town 5 - there are no nearby 'bauch of it is previously devent services & facilities are purchaste traffic	appearance of the area nship to existing neighbour burder of the area of the a	(although particular care would
Classification	Dev	elopable (06-10)		
Flood HSK	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Fis 020 Settlement: Boston Phase two SHLAA sites
Address	Land to the east of Woodthorpe Avenue, Boston
ite area (Hectares)	0.6 Site capacity at 30 dph: 18 Site capacity at 25 dph: 15 Site capacity at 20 dph: 12 Site capacity from planning
lvailability	Is the site available? Yes
xplanation	B/05/0438 - permission for the construction of 37 dwellings. 17 dwellings outstanding.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely. Planning permission is outstanding, and it is likely that the site will soon be completed (assumed to be completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	development would not harm the character and appearance of the area.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is relatively accessible to the town's existing services and facilities, & is located within the existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, it has no intrinsic amenity value, it is not agricultural land, & is previously developed land.  TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems, it has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with transport, the site is considered suitable.
Classification	Developable (06-10)
Flood risk	Zone 1 Zone 2 Low hazard Low hazard Danger for some Danger for most Danger for all  No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

eference	Fis 021 Settlement: Boston Phase two SHLAA sites
ddress	Land to the west of Rochford Tower Lane, Boston
te area (Hectares)	1.02 Site capacity at 30 dph:  26 Site capacity at 20 dph:  27 Site capacity from planning parmissions:
vailability	Is the site available?  Yes  Yes
planation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable? Yes
planation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: The Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	its development would be unrelated to any existing settlement, creating an incongruous group of dwelling in the countryside.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - although it is relatively accessible to the town's existing services and facilities, it is not located within or adjacent to the town's built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it has no intrinsic amenity value, it is Grade 1 agricultural land & is not previously developed.  TRANSPORT - although it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot, & by bicycle & public transport, it has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Unsuitable, due to adverse environmental impacts, & poor location.
assification	Undevelopable

Reference	Fis023	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south and	east of Toot Lane and e	ast of Whitehouse Lane, I	Boston
Site area (Hectares)	47.9 Site capacity at 30 dph:	1437 Site capacity at 25 dph:	1198 Site capacity at 20 dph:	958 Site capacity from planning
Availability	Is the site availabl	Yes		permissions:
Explanation	·	lanning permission or a they are acting together		own legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation	flood mitigation costs		ed, there is a reasonable	cture costs are likely to be high (a prospect that it would be develop
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	)	400 500 500	
Suitability	Is the site suitable	Yes Yes		
	boundaries do not coin be poor unless the lan on this scale offers oppextensions are prefera INFRASTRUCTURE - it is capable of mitigating a LOCATION - it is access SITE CHARACTERISTICS neighbour' uses, it is GTRANSPORT - services However, the site doe Road (i.e. It is not loca Transport Strategy for both Toot Lane & Whiconnectivity & alternanetwork is required.	ncide with strong, 'nature deportunities to mitigate enable.  will not lead to the loss any infrastructure capacisible to existing services S - although the site has frade 1 agricultural land & facilities are potentials not have the potential ted within the Distribut Boston). The Highway at the House Lane, & it is sufficient to the services of the	Fis033) had already been environmental impacts, of of infrastructure, & develoity issues it creates or exa & facilities, & is adjacent little intrinsic amenity val & is not previously develoilly accessible on foot, & b to contribute directly to or Road (Likely Area of As Authority indicates that ac ggested that these roads Transport Assessment of	nship with the existing town would developed. Although developmer ther options for major urban opment on this scale is likely to be decerbates. to the built-up area.
Classification	Deve	elopable (21-25)		
z Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fis024	Settleme	nt: B	oston	Phase two SHLAA sites
Address	Land to the south and	east of Toot Lane	and east of Wh	itehouse Lane, B	oston
Site area (Hectares)	35.52 Site capacity at 30 dph:	1066 Site cap at 25 dp		Site capacity at 20 dph:	710 Site capacity from planning
Availability	Is the site available	e?	es		permissions:
Explanation	Although there is no pl Multiple owners, but t	• .		there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble?	es		
Explanation		are likely). If it is a	llocated, there	is a reasonable p	ture costs are likely to be high (and rospect that it would be developed
Assumed delivery rate	Delivered in yrs 1-5:				
	Delivered in yrs 6-10:				
	Delivered in yrs 11-15		400		
	Delivered in yrs 16-20		500		
	Delivered in yrs 21-25		166		
Suitability	Is the site suitable	?	es		
Explanation			-		an seeks to be developed in Boston.
Classification	would be poor unless to development on this sourban extensions are properties of mitigation of the capable of mitigation of the town's existing but the town's existing but SITE CHARACTERISTICS neighbour' uses, it is GOTRANSPORT - Services However, the site does Road (i.e. It is not local Transport Strategy for problems, but develop Despite the issues with considered suitable.	the land to its norticale offers opporting referable.  will not lead to the string any infrastructurely accessible to the late of the late of the late of the late of	h-west (site Fisualities to mitigate loss of existing cture capacity is the town's existing the has little intribled and & it is not tentially accessionated to contributor Road (Laore, its scale miss likely to be compacts, infrastrumpacts, infr	033) had already ate environments infrastructure, & ssues it creates or and formation of the same of t	facilities, & is located adjacent to ue & there are no nearby 'bad
		No ha	zard		
I IUUU I ISK	ne 1		izaru iazard		No Depth
	ne 2				0m to 0.25m
	ne 3a	_	er for some		0.25m to 0.50m
Zor	ne3b		er for most		0.50m to 1.0m
		Dange	er for all		1.0m to 2.0m
					>2.0m

Reference	Fis025		Settlement:	Boston	Phase to	wo SHLAA sites $\square$
Address	Land to the south and o	east of To	oot Lane, Bosto	n		
Site area (Hectares)	21.21 Site capacity at 30 dph:	636	Site capacity at 25 dph:	530 Site capacity at 20 dph:		lanning
Availability	Is the site available	?	Yes		permis	sions:
Explanation	Although there is no pl Multiple owners, but th			ocation, there are no kno	own legal or owne	ership problems.
Achievability	Is the site achieval	ole?	Yes			
Explanation		re likely	. If it is allocate	and opening-up infrastru d, there is a reasonable d before year 25).		
Assumed delivery rate	Delivered in yrs 1-5:			50		
	Delivered in yrs 6-10:			50 250		
	Delivered in yrs 11-15:					
	Delivered in yrs 16-20 Delivered in yrs 21-25:			250 86		
Suitability	Is the site suitable	?	Yes			
	southern and eastern be scale also offers opport was developed first, it is INFRASTRUCTURE - it was developed of mitigated LOCATION - it is relative the town's existing built SITE CHARACTERISTICS neighbour' uses, it is GITRANSPORT - Services However, the site does Road (i.e. It is not located Transport Strategy for problems, but developed	coundaries to swell-resident of the coundaries to swell-resident of the coundaries o	es are a particul or mitigate such lated to the loss or and to the loss or infrastructure or sible to the towns.  If the site has laricultural land are potential to the Distributo Furthermore, it this scale is like	he character and appear ar concern in this respec- impacts effectively and, vn's built form. f existing infrastructure, apacity issues it creates vn's existing services and little intrinsic amenity val & it is not previously dev- ly accessible on foot, & b to contribute directly to r Road (Likely Area of As s scale means that it ma ly to be capable of mitig	t. However, development of the delivery of a Bessment) defined y create or exacer ating any such products.	dopment on this d to its north-west in this scale is likely ated adjacent to in nearby 'bad transport. Soston Distributor d in the 2006 chate traffic oblems.
Classification	Deve	lopabl	e (21-25)			
Flood risk Zone Zone Zone Zone	2 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth 0m to 0.25 0.25m to 0 0.50m to 1 1.0m to 2.0 >2.0m	.50m .0m

Reference	Fis031	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Toot	Lane, Boston		
Site area (Hectares)	3.21 Site capacity at 30 dph:	96 Site capacity at 25 dph:	80 Site capacity at 20 dph:	64 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		ocation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	le?		
Explanation		easonable prospect that		e costs are likely to be low. If it umed to begin in year 9, and be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 46	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	Toot Lane is developed INFRASTRUCTURE - it w LOCATION - it is relative the existing built-up are SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although transport, & it will not compare the state of t	first, it is well-related to ill not lead to the loss of ly accessible to the tow a.  - although there are no ultural land & is not preservices & facilities are preate or exacerbate traf Distributor Road (i.e. It the 2006 Transport Stra	the town's built form.  f, nor place undue burdens on's existing services and facinearby 'bad neighbour' uses viously developed.  potentially accessible on focific problems, it has no pote is not located within the Distegy for Boston).	ilities, & is located adjacent to
Classification	Deve	opable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Fis033		Settlement:	В	oston	Phase two SHLAA sites
Address	Land to the west of Too	ot Lane, I	Boston			
Site area (Hectares)	7.39 Site capacity at 30 dph:	222	Site capacity at 25 dph:	185	Site capacity at 20 dph:	148 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	The site is in 2 separate development.	owners	hips, and both o	owners ha	ave indicated tha	t their land is available for
Achievability	Is the site achievab	le?	Yes			
Explanation	(flood mitigation and edwould be developed, al	ducation though o	costs). Noneth	eless, if it t may be	is allocated, the delayed by the n	ture costs are likely to be high re is a reasonable prospect that it eed to improve the foul sewerage 0, and be completed before year 20.
Assumed delivery rate	Delivered in yrs 1-5:					
	Delivered in yrs 6-10:			25		
	Delivered in yrs 11-15:			125		
	Delivered in yrs 16-20			74		
	Delivered in yrs 21-25:					
Suitability	Is the site suitable?		Yes			
	north and west of Toot appear as an extension development of land to INFRASTRUCTURE - it we to be capable of mitigat LOCATION - it is relative the town's existing buil SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - services & However, the site does Road (i.e. It is not locat Transport Strategy for 1 or exacerbate traffic pr	Lane do into cou the nor ill not le ting any ely acces t-up area althougultural l & facilitie not have ed within Boston).	es not have an antryside. Plann th and south-wad to the loss of infrastructure of sible to the towns.  If the highway Alam the Highway Alam the Highway Alam the note the potential to the Highway Alam the Highwa	open couing permiest.  f existing apacity is and existing existing existing existing exiously deviously decessiles contributhority in	ntryside characters in infrastructure, 8 issues it creates on g services and food neighbour' us leveloped. It is to the control of the contro	development on this scale is likely
Classification	Deve	lopabl	e (16-20)			
Flood risk Zone 1	<u> </u>		No hazard			No Depth
Zone 2	2		Low hazard			0m to 0.25m
Zone 3	Ba		Danger for s			0.25m to 0.50m
Zone3			Danger for r			0.50m to 1.0m
			Danger for a	all		1.0m to 2.0m
						>2.0m

Reference	Fis038	'	Settlement:	ы	oston		Phase two SHLAA sites
Address	Land to the west of Ch	ırch Gre	en Road, Bostor	1			
Site area (Hectares)	1.76 Site capacity at 30 dph:	53	Site capacity at 25 dph:	44	Site capacity at 20 dph:	35	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or all	ocation, t	here are no knov	wn legal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation	Moderate achievability moderate (flood mitiga be developed (assumed	tion & e	ducation costs).	If it is all	ocated, there is a	a reasona	ts are also likely to be able prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 3			
Suitability	Is the site suitable	?	Yes				
Explanation	ENVIRONMENTAL IMP, harm the character and area, and its developm linked to the Wash SPA size means that these i required.  INFRASTRUCTURE - it v LOCATION - it is relativ the existing built-up are SITE CHARACTERISTICS value, it is Grade 1 agri TRANSPORT - services has no potential to conwithin the Distributor FThe Highway Authority	ACTS - it dappear ent wou , in that mpacts a vill not leely accessea althou cultural l& facilitie tribute coad (Lik indicate st side or ovide a coad appropriate of the coad (Lik indicate st side or ovide a coad (Lik indicate st side or ovide st side or ovide a coad (Lik indicate st side or ovid	will not have act ance of the area and have little implied have unlikley to be said to the loss of said to the toward hand & is not press are potentiall directly to the deely Area of Assess that a develop of Church Green continuous rout	lverse imparent impar	pacts on heritage is surrounded of ough it may impose here known to for Nonetheless, mixed undue burdening services and for s	e assets & on two side act upon forage in itigation in son, exifacilities, ses & it how bicycle & utor Road to the suitary be suitary be suitary.	sting infrastructure. & is located adjacent to las no intrinsic amenity & public transport, but it
Classification	Deve	lopab	le (11-15)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 <b>0.5</b> (	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Reference	Fis039		Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Cl	nurch Gre	en Road, Bostor	1	
Site area (Hectares)	1.41 Site capacity at 30 dph:	42	Site capacity at 25 dph:	35 Site capacity at 20 dph:	28 Site capacity from planning
Availability	Is the site availab	le?	Yes		permissions:
Explanation	Although there is no p	lanning p	ermission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble?	Yes		
Explanation		reasonab			ture costs are likely to be low. If it assumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	): )		24 18	
Suitability	Is the site suitable	?	No		
	into a visually prominarea with lesser impactions fishtoft. INFRASTRUCTURE - it LOCATION - it is relation the existing built-up a SITE CHARACTERISTIC value, it is Grade 1 agransport, & it will not a with less than the substitution of the control	ent area controllers. Further will not le vely accessive a. S - althour cicultural lens ervices areate of the 200 no Distribunthe 200	of open countrysermore, its development of the loss of sible to the town of the town of the town of the town of the	side, whereas alternative lopment would reduce the f, nor place undue burder on's existing services and for the first place of the first place of the first problems, it has no position to the first problems, it has no position of the first problems, it has no position of the first problems.	uld extend the town's built-up area sites can consolidate the built-up he physical separation of Boston & ans on, existing infrastructure. Facilities, & is located adjacent to ses & it has no intrinsic amenity foot, & by bicycle & public otential to contribute directly to Distributor Road (Likely Area of
Classification	Und	evelop	able		
Flood risk Zone Zone Zone	e 2 e 3a		No hazard Low hazard Danger for s Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Fis045	`	Settlement:	D	oston		Phase two SHLAA sites
Address	Land to the south of Pr	iory Roa	d and east of Ch	urch Gre	en Road, Boston		
Site area (Hectares)	29.07 Site capacity at 30 dph:	872	Site capacity at 25 dph:	727	Site capacity at 20 dph:	581	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pla	anning p	ermission or all	ocation, t	here are no knov	vn legal	or ownership problems.
Achievability	Is the site achievab	ole?	Yes				
Explanation	Moderate achievability (including likely flood r developed (assumed to	nitigatio	n costs). If it is a	llocated,	there is a reason	able pro	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 250 250			
Suitability	Is the site suitable	?	No				
	poorly to the town, is he development would end INFRASTRUCTURE - it was to be capable of mitigat LOCATION - it is relative the town's existing built SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - services 8	ve harm ighly visioned the pail not letting any ely accest-up area - althougultural last facilities not haved withing Boston).	aful effects upor ible and has an obysical separat ad to the loss of infrastructure of sible to the towns.  By there are no and & is not press are potentially the potential of the Distributo Furthermore, it this scale is like	n the chai open cou ion of Bo f existing apacity is an's existi nearby 'b eviously o y accessi to contribute r Road (L s scale many by to be contributed	racter and appear intryside characterston and Freiston infrastructure, & ssues it creates or ing services and fato bad neighbour' us leveloped. ble on foot, & by bute directly to the ikely Area of Asse eans that it may	rance of er. Furth h. develop exacert acilities, ses & it h bicycle & de delive essment) create o	the area - the land relates ermore, the site's oment on this scale is likely pates. & is located adjacent to has no intrinsic amenity  & public transport.  ry of a Boston Distributor of defined in the 2006 of exacerbate traffic
Classification	Unde	evelop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Fis047				
Land to the west of Wyt	hes Lane, Boston			
3.07 Site capacity at 30 dph:				Site capacity from planning
Is the site available	? Yes			permissions:
Although there is no pla	nning permission o	r allocation, there are	e no known legal	or ownership problems.
Is the site achievab	Yes			
low (although flood miti	gation costs are lik	ely). Nonetheless, if it	t is allocated, the	re is a reasonable prospect
Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 42		
Is the site suitable?	No			
site's development wou existing town and its development would have a major and advers INFRASTRUCTURE - it will LOCATION - it is relative or adjacent to the town' SITE CHARACTERISTICS - have considerable amendeveloped land. TRANSPORT - it is unlike accessible on foot, & by delivery of a Boston Dist Assessment) defined in the	Id harm the character of the lead to the l	ter and appearance of e unrelated to any extered to	f the area - the stisting settlementer of the site's sue burdens on, exvices and facilities had been settled agricultural ms. However, serotential to contributor is the Distributor is the Distributor is the settlement of the set	site is isolated from the t. Development would irroundings. isting infrastructure. is, & is not located within southern parts of the site land, & it is not previously rvices & facilities are not bute directly to the
Unde	velopable			
<u>2</u> 3a	Low ha Danger Danger	ard for some for most	0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 30m to 1.0m 0m to 2.0m
	3.07 Site capacity at 30 dph:  Is the site available.  Although there is no pla  Is the site achievab.  Moderate achievability. low (although flood miti that it would be developed in yrs 1-5:  Delivered in yrs 6-10:  Delivered in yrs 16-20  Delivered in yrs 11-15:  Delivered in yrs 21-25:  Is the site suitable?  The site is in scale with the ENVIRONMENTAL IMPA site's development wou existing town and its developed in yrs 10-20;  Is the site suitable?  The site is in scale with the ENVIRONMENTAL IMPA site's development wou existing town and its developed in yrs 10-20;  In the site suitable?  The site is in scale with the site is in sca	Although there is no planning permission of the site achievable?  Is the site achievable?  Moderate achievability. Values are moderatow (although flood mitigation costs are like that it would be developed (assumed to be belivered in yrs 1-5: Delivered in yrs 1-5: Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 21-25:  Is the site suitable?  No  The site is in scale with the 6,111dwellings ENVIRONMENTAL IMPACTS - although it wiste's development would harm the charact existing town and its development would bhave a major and adverse impact upon the INFRASTRUCTURE - it will not lead to the lot LOCATION - it is relatively inaccessible to the or adjacent to the town's built-up area. SITE CHARACTERISTICS - although there are have considerable amenity value, the site is developed land. TRANSPORT - it is unlikely to create or exact accessible on foot, & by bicycle & public tradelivery of a Boston Distributor Road (i.e. It Assessment) defined in the 2006 Transport Unsuitable, due to adverse environmental in Low haz Danger	3.07 Site capacity at 30 dph: at 25 dph: at 20 dh: at 20	3.07 Site capacity at 25 dph: at 20 dph: ls the site available?    Sthe site available?   Yes

ddress	Land to the south of Frampton Bank, Frampton
te area (Hectares)	2.48 Site capacity 74 Site capacity 62 Site capacity 50 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
vailability	Is the site available?  Yes  permissions:
planation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
planation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
xplanation	The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Bostor ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would harm the character and appearance of the area - the site is isolated from the existing town and its development would be unrelated to any existing settlement. Development would
planation	ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would harm the character and appearance of the area - the site is isolated from the
lassification	ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would harm the character and appearance of the area - the site is isolated from the existing town and its development would be unrelated to any existing settlement. Development would create an isolated and incongruous group of dwellings in the countryside.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is not accessible to the town's existing services and facilities, & is not located within or adjacent to the town's built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it has no intrinsic amenity value, the vast majority of the site is Grade 1 agricultural land & it is not previously developed land.  TRANSPORT - although it will not create or exacerbate traffic problems, services & facilities are not accessible on foot, & by bicycle & public transport, & it has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).

Reference	Fra008	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of Spotf	ield Lane, Frampton		
Site area (Hectares)	0.39 Site capacity at 30 dph:	12 Site capacity at 25 dph:	Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
explanation	Although there is no plann	ing permission or allocation	on, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	? Yes		
xplanation		costs are likely. If it is alloc	cated, there is a reaso	re costs are likely to be very low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	1	12	
Buitability	Is the site suitable?	No		
	would be unrelated to the in the countryside.  INFRASTRUCTURE - it will I LOCATION - it is not access adjacent to the town's bui SITE CHARACTERISTICS - th not agricultural land. How TRANSPORT - although it vaccessible on foot, & by bi	existing settlement, and vertical problems of the loss of, nor sible to the town's existing lt-up area. Here are no nearby 'bad ne ever, it is not previously devill not create or exacerba cycle & public transport, & putor Road (i.e. It is not locate 2006 Transport Strategy)	r place undue burdens g services and facilities eighbour' uses, it has r eveloped land. te traffic problems, se k it has no potential to cated within the Distri for Boston).	contribute directly to the butor Road (Likely Area of
Classification	Undeve	elopable		
Zon Zon Zon		No hazard Low hazard Danger for some Danger for most		No Depth 0m to 0.25m 0.25m to 0.50m

Reference	Fra014	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Lond	on Road, Boston		
Site area (Hectares)	5.55 Site capacity at 30 dph:	166 Site capacity at 25 dph:	139 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no plan	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		gation costs are likely).	If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 116	
Suitability	Is the site suitable?	No		
	would be unrelated to the encroach into the 1.5km INFRASTRUCTURE - it will LOCATION - it is less according to the town' SITE CHARACTERISTICS - value, much of the site is TRANSPORT - although is accessible by bicycle & p	ne existing settlement, of open countryside well not lead to the loss of essible to most of the tost built-up area. The although there are not although there are not so Grade 1 agricultural late will not create or exact bublic transport, few settlered to the delivery of Area of Assessment) defined to the delivery of	would appear visually inchich separates Boston from thich separates Boston from the services and the services are services and the services are services to the services that the services are services and the services are se	ns on, existing infrastructure. Ind facilities, & is not located within uses & it has little intrinsic amenity eveloped. Exercises & facilities are potentially be accessible on foot, & it has no located (i.e. It is not located within the ort Strategy for Boston).
Classification	Unde	velopable		
		No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

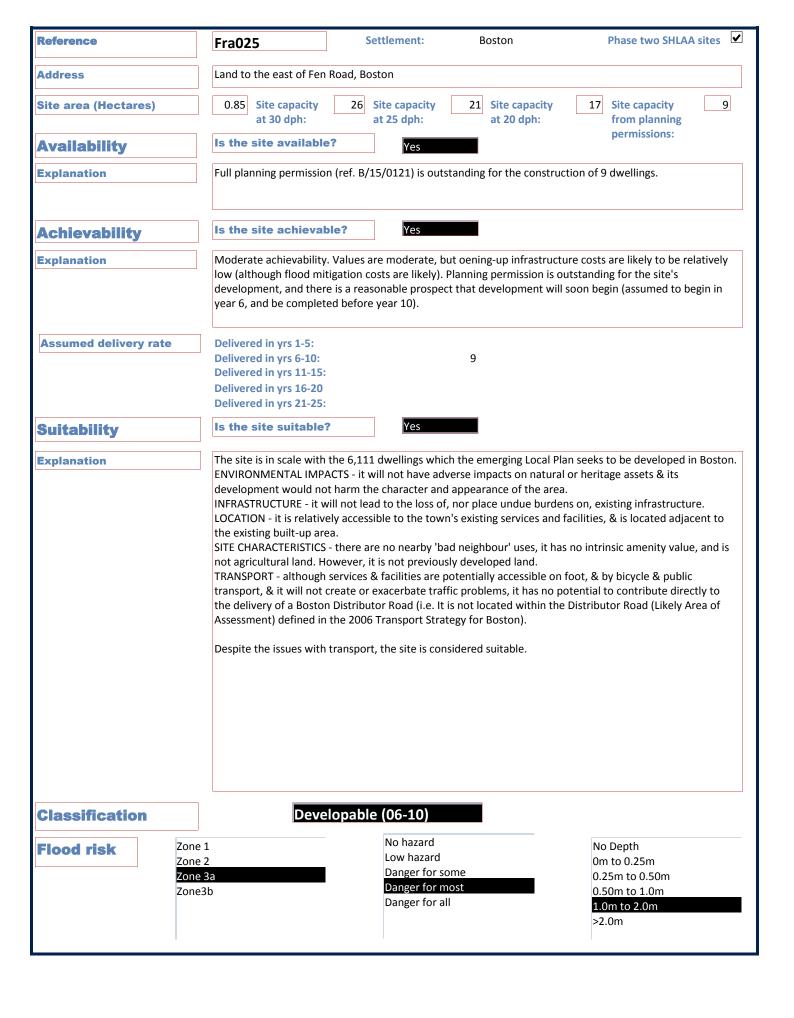
Reference	Fra015	Settleme	τ: ι	Boston	Phase two SHLAA	sites $\square$
Address	Land to the west of Lon	don Road, Bostor				
Site area (Hectares)	11.35 Site capacity at 30 dph:	340 Site cap at 25 dp		Site capacity at 20 dph:	227 Site capacity from planning	
Availability	Is the site available	? Ye	S		permissions:	
Explanation	Although there is no pla	inning permission	or allocation,	there are no kno	wn legal or ownership prob	lems.
Achievability	Is the site achievab	le?	S			
Explanation	-	d mitigation costs	are likely). If	it is allocated, the	tructure costs are also likely ere is a reasonable prospect fore year 20).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 250 40			
Suitability	Is the site suitable?	N				
	site's development wou would appear poorly re open countryside which INFRASTRUCTURE - it w (although it is located w LOCATION - although it town's existing services SITE CHARACTERISTICS value, the site is Grade TRANSPORT - although potentially accessible by it has no potential to co	ald harm the charalated to the existing separates Boston ill not lead to the within the Boston is located adjacen and facilities.  - although there a lagricultural land it will not create by bicycle & public intribute directly load (Likely Area control of the existing separate lagricultural land it will not create by bicycle & public intribute directly load (Likely Area control of the existing separate lagricultural land in the existing separate la separate	cter and appeng settlement, from Kirton. loss of, nor play Voods Project to the town re no nearby as is not previous rexacerbate transport, few to the delivery of Assessment)	earance of the are, & would significance undue burdent area of search). Its built-up area, it bad neighbour' utiously developed. It affic problems, a services & facility of a Boston District defined in the 20	& services & facilities are ies would be accessible on fi ibutor Road (i.e. It is not loo 206 Transport Strategy for B	foot, & cated
Classification	Unde	velopable				
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	a	Dange			No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fra017	Settlemen	t: Boston	Phase two SHLAA sites
Address	Land to the east of Lond	don Road, Frampto	on	
Site area (Hectares)	1.54 Site capacity at 30 dph:	46 Site capa at 25 dph		31 Site capacity from planning
Availability	Is the site available	?	5	permissions:
Explanation	Although there is no pla	inning permission	or allocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	le?	5	
Explanation	(although flood mitigati	on costs are likely		cture costs are likely to be very low easonable prospect that it would be 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 22	
Suitability	Is the site suitable?	No		
	development would cre its development would INFRASTRUCTURE - it w LOCATION - it is less acc or adjacent to the town SITE CHARACTERISTICS value, it is Grade 1 agric TRANSPORT - although potentially accessible by it has no potential to co within the Distributor R	rate an isolated & ireduce the physica ill not lead to the lessible to most of 's built-up area although there are ultural land & is not it will not create o y bicycle & public to ad (Likely Area of the color o	ncongruous group of dwelling al separation of Boston & Kirt oss of, nor place undue burde the town's existing services are no nearby 'bad neighbour' of previously developed. It exacerbate traffic problems ransport, few services & facily the delivery of a Boston Discontinuous process.	ens on, existing infrastructure. and facilities, & is not located within uses & it has little intrinsic amenity , & services & facilities are ities would be accessible on foot, & tributor Road (i.e. It is not located 2006 Transport Strategy for Boston).
Classification	Unde	velopable		
Flood risk Zone Zone	e 2 e 3a		izard for some for most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fra020	Settlement:	Boston	Phase two SHLAA site	es L
Address	Land to the south of Sw	ineshead Road, Boston			
Site area (Hectares)	0.34 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning	2
Availability	Is the site available	? Yes		permissions:	
Explanation	B/07/0282 - permission	for 8 dwellings in total.	2 remaining.		
Achievability	Is the site achievab	Yes			
Explanation	although flood mitigation		ing permission is outstar	cture costs are likely to be low, and it is likely that the site	e
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2		
Suitability	Is the site suitable?	Yes			
	LOCATION - it is relative existing built-up area. SITE CHARACTERISTICS agricultural land, & is pr TRANSPORT - although transport, & it will not of the delivery of a Boston Assessment) defined in	ely accessible to the town there are no nearby 'bareviously developed land services & facilities are pareate traf	n's existing services and ad neighbour' uses, it had be to be the control of the	ns on, existing infrastructure. facilities, & is located within the s no intrinsic amenity value, it is foot, & by bicycle & public otential to contribute directly to bistributor Road (Likely Area o	s not o
Classification	Deve	lopable (06-10)			
z Z	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fra021	•	Settlement:	ВО	ston		Phase two SHLAA sites
Address	Land to the west of Fer	n Road, B	oston				
Site area (Hectares)	9.03 Site capacity at 30 dph:	271	Site capacity at 25 dph:		Site capacity at 20 dph:	181	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pla	anning p	ermission or all	ocation, th	nere are no knov	wn Iegal	or ownership problems.
Achievability	Is the site achieval	ole?	Yes				
Explanation		od mitiga	tion costs are li	kely). If it	is allocated, the	re is a re	costs are also likely to be easonable prospect that it r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 221			
Suitability	Is the site suitable	?	No				
Explanation	ENVIRONMENTAL IMPA site's development wou the area's existing built development is current INFRASTRUCTURE - it w (although it is located v LOCATION - although it within or adjacent to the SITE CHARACTERISTICS value, the majority of t TRANSPORT - although transport, & it will not of	ACTS - alid harm form, & ly only vill not le vithin the is relational town's - althoughe site is services create or a Distributhe 2000	though it will not the character as would extend of erry scattered, & ad to the loss of each of the loss o	ot have ad and appear developme which cu f, nor place s Project a to the tow nearby 'ba ltural land potentially ffic proble is not locategy for B	verse impacts or rance of the are ent to the wester irrently has a concern undue burden irea of search). In sexisting served and neighbour uses as not previously accessible on fems, it has no posted within the soston).	n natura a - it wo ern side c untrysid ns on, exi ices and ses & it h usly deve foot, & b otential t	e character. isting infrastructure facilities, it is not located has little intrinsic amenity eloped.
Classification	Unde	evelop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Reference	Fra022	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Fen F	Road, Boston		
Site area (Hectares)	4.47 Site capacity at 30 dph:	134 Site capacity at 25 dph:	Site capacity at 20 dph:	89 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation		nning permission or alloc e site will not be available		vn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	relatively high (and flood		ly). If it is allocated, ther	ructure costs are also likely to be re is a reasonable prospect that it re year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 84	
Suitability	Is the site suitable?	No		
	the town's built-up area INFRASTRUCTURE - it wi (although it is located w LOCATION - although it i within or adjacent to the SITE CHARACTERISTICS - value, the site is Grade 2 TRANSPORT - although s transport, & it will not co	, and would create an iso Il not lead to the loss of, ithin the Boston Woods I is relatively accessible to e town's built-up area. although there are no no early agricultural land & is no services & facilities are pore reate or exacerbate traffi Distributor Road (i.e. It is the 2006 Transport Strate	lated group of dwellings nor place undue burdens roject area of search). the town's existing service arby 'bad neighbour' us previously developed. It is problems, it has no point not located within the legy for Boston).	a - it would be poorly related to in the countryside. s on, existing infrastructure ces and facilities, it is not located es & it has little intrinsic amenity oot, & by bicycle & public tential to contribute directly to Distributor Road (Likely Area of
Classification		velopable		
Zo Zo	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m



	Fra026		Settlement:	,	oston		Phase two SHLAA sites
Address	Land to the west of Fer	n Road, B	oston				
Site area (Hectares)	1.28 Site capacity at 30 dph:	38	Site capacity at 25 dph:	32	Site capacity at 20 dph:		Site capacity from planning permissions:
Availability	Is the site available	9?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or allo	ocation, t	there are no knov	wn legal o	or ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation		ion costs	are likely). If it	is allocat	ed, there is a rea	sonable į	s are likely to be very low prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 2			
Suitability	Is the site suitable	?	No				
Explanation	ENVIRONMENTAL IMPA development would ha unrelated to the existing and incongruous group INFRASTRUCTURE - it we LOCATION - it is relative adjacent to any existing SITE CHARACTERISTICS neighbour ' uses, it is b	ACTS - alive advering settler of dwell will not leely inaccing built-up - althought and rely to creible public or one of the public of the action of the public of the action of the act	though it will not see impacts upon ment and it is visitings in the countried to the loss of essible to any expanses. If the site has limps to resattle agente or exacerbatic transport, alther site has lift to the site h	ot have and the change and the change at the	dverse impacts or racter and appea posed, & its devel ce undue burden rvices and facilitionsic amenity valual al land and is not coproblems, and sey are unlikely to	n natural arance of lopment of son, exist es, & is note and the previous services & be acces	the area - the site is would create an isolated sting infrastructure. ot located within or ere are no nearby 'bad ly developed. A facilities are potentially issed on foot.
Classification	Unde	evelop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.25 <b>0.5</b> 0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m

Reference	Hol004	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of P	runchbowl Lane, Holland Fen		
Site area (Hectares)	0.19 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or alloca	tion, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation	although flood mitigat		ocated, there is a reaso	ture costs are likely to be very low, onable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	6	
Suitability	Is the site suitable	No No		
	site's development we existing built-up area, such it would intensify character.  INFRASTRUCTURE - it LOCATION - it is not a adjacent to the town's SITE CHARACTERISTIC value, the site is Grade TRANSPORT - althoug accessible on foot, & I delivery of a Boston D Assessment) defined i	ould harm the character and and development in this local and an existing group of dwellin will not lead to the loss of, not cessible to the town's existing built-up area.	appearance of the are ation would be unrelation would be unrelated by the countryside, or place undue burdering services & facilities arby 'bad neighbour' upreviously developed bate traffic problems, & it has no potential ocated within the Disciplification.	ses & it has little intrinsic amenity services & facilities are not to contribute directly to the tributor Road (Likely Area of
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

	Nor001 Settlement: Boston Phase two SHLAA sites
Address	Land to the north of Pilleys Lane, Boston
ite area (Hectares)	1.87 Site capacity at 30 dph: 56 Site capacity at 25 dph: 47 Site capacity at 20 dph: 37 Site capacity from planning
vailability	Is the site available?  Yes  Yes
xplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	site's development would harm the character and appearance of the area - the site is isolated from the main built-up area of the town, & would create a form of development at odds with the predominant local form  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is relatively accessible to the town's existing services & facilities, it is not located within or adjacent to the town's built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it has little intrinsic amenity value, the site is Grade 1 agricultural land & is not previously developed.  TRANSPORT - it will not create or exacerbate traffic problems, services & facilities are potentially accessible on foot, & by bicycle & public transport, & it has the potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Unsuitable, due to adverse environmental impacts & poor location.
lassification	Undevelopable  No hazard  No Dooth

Reference	Nor002	S	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Re	d Cap La	ne, Boston		
Site area (Hectares)	0.11 Site capacity at 30 dph:	3	Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	nning pe	ermission or all	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation	(although flood mitigati	on costs	are likely). If it		cture costs are likely to be very low easonable prospect that it would be 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			3	
Suitability	Is the site suitable?	•	No		
Explanation	ENVIRONMENTAL IMPA area - in this location, t development of this site existing scattered devel Wildlife Site and a Park, development is conside undermine the setting o INFRASTRUCTURE - it w LOCATION - it is relative town's built-up area. SITE CHARACTERISTICS site is not agricultural la TRANSPORT - it will not accessible on foot, & by delivery of a Boston Dis Assessment) defined in Unsuitable, due to adve	ACTS - the he town is would be would be opment of the heart of the hea	e site's develope's built-up area breach this stroin an area with of Special History of S	iment would harm the class confined to the south ong, 'natural stop' to the a countryside character oric Interest located on the inficant adverse impacts of, nor place undue burden's existing services & fand neighbour' uses, it has reviously developed language file problems, services ort, & it has the potentiocated within the Distribute of the potention of the	lan seeks to be developed in Boston. haracter and appearance of the tern side of Red Cap Lane, and the town's growth, and would intensify the southern side of the Lane. Its upon the natural asset, but may tens on, existing infrastructure. Accilities, & is located adjacent to the desired intensic amenity value & the desired intensic are potentially all to contribute directly to the outor Road (Likely Area of
Classification	Unde	velopa			
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	a		No hazard Low hazard Danger for Danger for Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Nor003		settlement:	_	oston		Phase two SHLAA sites
Address	Land to the east of Wille	oughby I	Road, Boston				
Site area (Hectares)	7.51 Site capacity at 30 dph:	225	Site capacity at 25 dph:	188	Site capacity at 20 dph:	150	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pla Multiple owners, but th				there are no knov	wn Iegal	or ownership problems.
Achievability	Is the site achievab	le?	Yes				
Explanation		igation o	osts are likely).	If it is all	ocated, there is a	a reason	s are likely to be relatively able prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 50			
Suitability	Is the site suitable?	?	No				
Explanation	ENVIRONMENTAL IMPA site's development wou screened from public vi form and to the town's INFRASTRUCTURE - it w LOCATION - it is relative town's built-up area.	ACTS - altald harmew (distabuilt-up vill not leely accestable) - althought agricult create of bicycle tributor the 2000	though it will not the character as ant views are as area generally. ad to the loss osible to the tow. It is not the town area area area area area area area are	ot have and appearable for a plant of the providence of the provid	dverse impacts of arance of the are rom the east), it is ce undue burdening services & factorial dependence of the potential of the potential ithin the Distribu	n natura a - altho relates p ns on, exi ilities, & ses & it h & facilitie to contr	ough the site is largely oorly to the local built isting infrastructure. is located adjacent to the mas little intrinsic amenity es are potentially ibute directly to the
Classification	Unde	velop	able				
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	a		No hazard Low hazard Danger for s Danger for r	nost		0m 0.2 0.5 1.0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Reference	Nor004	•	Settlement:	υ,	oston		Phase two SHLAA sites
Address	Land to the south of Rav	vsons L	ane, Boston				
Site area (Hectares)	7.11 Site capacity at 30 dph:	213	Site capacity at 25 dph:	178	Site capacity at 20 dph:	142	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no plan	nning p	ermission or allo	ocation, t	here are no knov	wn legal	or ownership problems.
Achievability	Is the site achievable	e?	Yes				
Explanation		gation	costs are likely).	If it is all	ocated, there is a	a reason	s are likely to be relatively able prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 38			
Suitability	Is the site suitable?		No				
	ENVIRONMENTAL IMPAGE site's development would a INFRASTRUCTURE - it wil LOCATION - although it i within or adjacent to the SITE CHARACTERISTICS - value, the site is Grade 1 TRANSPORT - it will not accessible on foot, & by delivery of a Boston Dist Assessment) defined in the Unsuitable, due to adverse	d harm ppear i Il not le s relative town!: althou agricu create o bicycle ributor he 200	the character a ncongruous and ead to the loss of vely accessible to suilt-up area. gh there are no ltural land & is rour exacerbate to & public transp Road (i.e. It is load 6 Transport Stra	nd appead I visually f, nor plate of the town earby 'k not previous fifte probott, & it hocated wittegy for I	arance of the are intrusive in an arce undue burder wh's existing served and neighbour' upusly developed. Diems, services & nas the potential ithin the Distribus Boston).	ea - it is une ea of conson, ex rices & fa ses & it h & facilitie to contr	inrelated to the existing untryside character. isting infrastructure. iscilities, it is not located mas little intrinsic amenity are potentially ribute directly to the
Classification	Unde	velop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 <b>0.5</b> 1.0	Depth 1 to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m 30m

	Nor005	•	Settlement:	Boston		Phase two SHLAA sites
Address	Land to the north of Ra	wsons La	ane, Boston			
Site area (Hectares)	12.38 Site capacity at 30 dph:	371	Site capacity at 25 dph:	310 Site capa at 20 dph		Site capacity from planning permissions:
Availability	Is the site available	?	Yes			permissions.
Explanation	Although there is no pla	anning p	ermission or allo	ocation, there are n	no known legal	or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation		on costs	are likely). If it	is allocated, there i	s a reasonable	ts are likely to be relatively prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 71		
Suitability	Is the site suitable?		No			
	site's development wou settlement, and would a INFRASTRUCTURE - it w LOCATION - although it within or adjacent to th SITE CHARACTERISTICS value, the site is Grade TRANSPORT - although potentially accessible of	ald harm appear in ill not le is relative town's althoun agricul it will no n foot, & Distributhe 2000	the character and congruous and to the loss of vely accessible to shall be built-up area. If the create or exact by bicycle & putor Road (i.e. It of Transport Strates)	and appearance of the street o	the area - it is un an area of coburdens on, ex burdens on, ex ng services & fa nour' uses & it loped. lems, & service as no potentia nin the Distribu	disting infrastructure.  acilities, it is not located  has little intrinsic amenity
Classification	Unde	velop	able			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for r	nost	0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m Om to 2.0m

Reference	Nor006	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Ho	orncastle Road, Boston		
Site area (Hectares)	2.38 Site capacity at 30 dph:	71 Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	moderate (flood mitiga		If it is allocated, there is	ture costs are also likely to be a reasonable prospect that it would or 15).
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 21	
Suitability	Is the site suitable	? Yes		
	located within 60m of a direct boundary with views of the Cemetery its arcadian setting. De properties on Red Cap evergreen hedge such INFRASTRUCTURE - wil LOCATION - accessible SITE CHARACTERISTICS & it is not agricultural I TRANSPORT - services potential to contribute Distributor Road (Likelighway Authority ind directions (although er	a LWS, it is unlikely to have the cemetery, which is a from Red Cap Lane, & the evelopment at the s. End of Lane. In terms of its mitigas green privet or hornbell not lead to the loss of, roto the town's existing serson the site has little intrinsiand. However, it is not proceed a facilities are potentially a directly to the delivery on y Area of Assessment) desicates that the access approbankment works & relations a from Red Policy of the delivery of the de	re an adverse impact on registered historic garde e site's development is vor fithe site should be largestion, the site should be am to help it to blend in for place undue burdens vices, & located adjacentic amenity value, there exicamenity value, there exicamenity developed land accessible on foot, & by fia Boston Distributor Refined in the 2006 Transpears adequate in width, ionship to an existing tree	t to the existing built-up area. are no nearby 'bad neighbour' uses
Classification	Deve	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Nor007	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Re	d Cap Lane, Boston		
Site area (Hectares)	2.66 Site capacity at 30 dph:	80 Site capacity at 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit	igation costs are likely).		cure costs are likely to be relatively a reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 30	
Suitability	Is the site suitable?	No		
	development would ha with the exisitng built-uviewed from the north INFRASTRUCTURE - it w LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS neighbour' uses, it is Grand TRANSPORT - it will not accessible on foot, & by of a Boston Distributor defined in the 2006 Tra	we harmful effects upon p area, and would appeared east. ill not lead to the loss of ble to the town's existin although the site has liade 1 agricultural land 8 create or exacerbate tray bicycle & public transports	the character of the area ar visually exposed and in , nor place undue burden g services & facilities, & is ttle intrinsic amenity value is not previously developatic problems, services & ort, & it has potential to c ithin the Distributor Road on).	
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth  0m to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Nor008		Settlement:	Вс	oston	Phase two SHLAA sites
Address	Land to the south of Ra	wsons La	ane, Boston			
Site area (Hectares)	5.91 Site capacity at 30 dph:	177	Site capacity at 25 dph:		Site capacity at 20 dph:	118 Site capacity from planning
Availability	Is the site available	?	No			permissions:
Explanation	The owners are not ide	ntified a	nd their intenti	ons for the	e land are unkno	own.
Achievability	Is the site achievab	ole?	Yes			
Explanation		tigation o	costs are likely)	. If it is allo	ocated, there is a	ure costs are likely to be relatively a reasonable prospect that it would r 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 2		
Suitability	Is the site suitable?	?	No			
	would have harmful eff would appear incongru have adverse impacts of Orders. INFRASTRUCTURE - it we LOCATION - although it within or adjacent to the SITE CHARACTERISTICS is not previously develor TRANSPORT - it will not accessible on foot, & by	ects upo ous and on natura vill not le is relativa e town's - there a oped land c create o y bicycle Road (i.e nsport S	on the character visually intrusival all assets - trees and to the loss of vely accessible to sexisting built-to are no nearby 'bad, & has consider or exacerbate transpe. It is located we trategy for Bost	of the are in an are protected of, nor place to the town up area. Do not be to the town are fice proboort, & it hottom).	ea (it is unrelate ea of countrysid by the Fishtoft ce undue burder our's existing serv cour' uses. Howe enity value. elems, services & las potential to d Distributor Road	on heritage assets, its development of to the existing settlement, and e character) & would be likely to No. 2 and No. 7 Tree Preservation as on, existing infrastructure. Fices & facilities, it is not located ever, it is Grade 1 agricultural land, as facilities are potentially contribute directly to the delivery of (Likely Area of Assessment)
Classification	Unde	velop	able			
Flood risk Zone 2 Zone 3 Zone 3	2 3a		No hazard Low hazard Danger for s Danger for a	some most		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Nor009	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of W	/ainfleet Road, Boston		
Site area (Hectares)	0.78 Site capacity at 30 dph:	23 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(although flood mitiga		is allocated, there is a rea	ture costs are likely to be very low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		23	
Suitability	Is the site suitable	No No		
	heritage assets (nearband layout. However, in this location, the toward wainfleet Road, and defeated by the Boston INFRASTRUCTURE - it is LOCATION - it is relative town's existing built-upsite CHARACTERISTICS amenities that would previously developed TRANSPORT - although potentially accessible of the delivery of a Boston Assessment) defined in	y listed buildings), it is like the site's development wwn's built-up area is conficevelopment on this site worth the potential for development on Tree Preservation Ordewill not lead to the loss of vely accessible to the tow praces. So the site is adjacent to be enjoyed by new dwelling and, & has considerable and the will not create or exact on foot, & by bicycle & put with the site's advantage.	ely that these effects could have harmful effects ined to the western side of vould appear as an intrustion of the large of the A52 & A16 roads, and amenity value. Serbate traffic problems, ublic transport, it has no pis not located within the tegy for Boston).	entially have adverse impacts on Id be avoided with careful design is upon the character of the area of Sibsey Road and southern side of ition into an area with a countryside impacts on natural assets - trees inside on, exisiting infrastructure. Collities, & is located adjacent to the id their proximity may impact on the interpretation of the impact of impact of the impact of impac
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Nor010		Settlement:	Во	ston	Phase two SHLAA sites
Address	Land to the north of Re	d Cap La	ne, Boston			
Site area (Hectares)	5.07 Site capacity at 30 dph:	152	Site capacity at 25 dph:		Site capacity at 20 dph:	101 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	anning p	ermission or all	ocation, th	nere are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation		igation o	costs are likely)	. If it is allo	ocated, there is a	a reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 102		
Suitability	Is the site suitable?	?	No			
	(in this location, the toy development would cree of a Local Wildlife Site at Lane. Its development is may undermine the set INFRASTRUCTURE - it was LOCATION - it is relative town's existing built-up SITE CHARACTERISTICS neighbour' uses, it is and TRANSPORT - it will not accessible on foot, & by	wn's buil eate an in and a Par s considiting of the will not leely accessarea althour ricultura. create of bicycle tributor the 200	t-up area is largentrusion into an rk/Garden of Spered unlikely to the heritage associated to the loss of sible to the toward the site has lall land & is not por exacerbate to & public transp. Road (i.e. It is 16 Transport Stransport Stransport Stransp.	sely confination area with secial History have signed. It is not place of the second s	ed to the souther a countryside of coric Interest local ificant adverse in the undue burdening services & facilistic amenity valued developed. Items, services & as the potential thin the Distribution of country but the country of t	ts upon the character of the area ern side of Red Cap Lane, and character.) It is located within 20m ated on the southern side of the impacts upon the natural asset, but as on, existing infrastructure. Ilities, & is located adjacent to the ine & there are no nearby 'bad & facilities are potentially to contribute directly to the tor Road (Likely Area of
Classification	Unde	velop	able			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Nor011				oston		Phase two SHLAA sites
Address	Land to the north of Re	d Cap La	ne, Boston				
Site area (Hectares)	13.48 Site capacity at 30 dph:	404	Site capacity at 25 dph:	337	Site capacity at 20 dph:	270	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions:
Explanation	Although there is no pla	anning po	ermission or all	ocation, t	there are no knov	wn legal	or ownership problems.
Achievability	Is the site achievab	le?	Yes				
Explanation		on costs	are likely). If it	is allocat	ed, there is a rea	sonable	s are likely to be relatively prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 104			
Suitability	Is the site suitable?	?	No				
	up area is largely confin intrusion into an area w INFRASTRUCTURE - it w	ve harm ned to th vith a cou vill not le ely acces area althou ade 1 ag c create c b bicycle tributor the 2000	ful effects upor e southern side untryside chara ad to the loss o sible to the tow gh the site has I ricultural land & or exacerbate tr & public transp Road (i.e. It is lost Transport Stra	n the cha of Red C cter. f, nor pla rn's existi ittle intri & is not p affic prol ort, & it l ocated w stegy for	racter of the area ap Lane, and device undue burdering services & factorists amenity valuations, services & has the potential ithin the Distribu	a - in this velopments on, exicilities, & ue & ther ped. & facilities to contr	is location, the town's built- nt would create an isting infrastructure. is located adjacent to the re are no nearby 'bad es are potentially ribute directly to the
Classification	Unde	velop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for r	nost		0m 0.2 <b>0.5</b> 1.0	Depth to 0.25m .5m to 0.50m .0m to 1.0m .0m to 2.0m .0m

Reference	Nor012	Settlement:	Boston	Phase two SHLAA sites
Address	Land bounded by Willou	ghby Road, Pilleys Land	e, and Sibsey Road, Boston	
Site area (Hectares)	58.07 Site capacity	1742 Site capacity	1452 Site capacity	#### Site capacity
	at 30 dph:	at 25 dph:	at 20 dph:	from planning permissions:
Availability	Is the site available	No		permissions.
Explanation	The site appears to be in	six separate ownershi	ps and the owners' intention	ons for the land are unknown.
Achievability	Is the site achievable	Yes		
Explanation				ure costs are likely to be high
			allocated, there is a reason e completed after year 25)	able prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		400	
	Delivered in yrs 16-20		500	
	Delivered in yrs 21-25:		500	
Suitability	Is the site suitable?	Yes		
	major impacts upon the However, it is largely sur opportunities to mitigate site is very well located i INFRASTRUCTURE - it wi capable of mitigating and LOCATION - it is accessibus SITE CHARACTERISTICS - previously developed. The opportunities to mitigate TRANSPORT - services & site has the potential to within the Distributor Route The Highway Authority is roundabout would be rewould involve walking all the local highway netwo	character of the area of the counted by the town's end impacts effectively. On relation to the built-fill not lead to the loss of yinfrastructure capacitole to existing services, the site has little intrine A16 may impact on end such impacts. facilities are potential contribute directly to the counted that only most quired off the A16 (who long side the busy A16 for the counted that is required.	A may also have impacts or a built-up area, & development ompared to other options up area and its impacts wo f infrastructure, & development is succeeded adjacent to the sic amenity value, but is Gamenities, but development accessible on foot, & by the delivery of a Boston Disessment) defined in the 200 lest development could be ich may impact on the dwarfor some distance. A Transport	for major urban extensions, this uld therefore be relatively limited. ment on this scale should be rbates. e built-up area. rade 1 agricultural land & it is not
Classification	Unde	velopable		
Flood risk Zone 1		No hazard Low hazard		No Depth
Zone 2 Zone 3		Danger for s	some	0m to 0.25m 0.25m to 0.50m
Zone3l		Danger for i		0.50m to 1.0m
		Danger for a	all	1.0m to 2.0m
				>2.0m
1				

	Nor013 Settlement: Boston Phase two SHLAA sites
ldress	Land bounded by Sibsey Rd, Wainfleet Rd, Willoughby Hills Rd & Cowbridge Drain, Boston
e area (Hectares)	site capacity at 30 dph:  2783 Site capacity at 20 dph:  at 20 dph:  #### Site capacity from planning permissions:
vailability	Is the site available?
planation	The site appears to be in six separate ownerships, and the owners' intentions for the land are unknown.
chievability	Is the site achievable? Yes
cplanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high (including likely flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 12, and be completed after year 25).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20  500
uitability	Delivered in yrs 21-25: 500  Is the site suitable? Yes
	potentially deliver nearly 50% of these requirements, & problems with delivery would impact on meeting needs.  ENVIRONMENTAL IMPACTS - it will not have impacts on natural assets. It may have impacts on heritage
	needs.
lassification	needs.  ENVIRONMENTAL IMPACTS - it will not have impacts on natural assets. It may have impacts on heritage assets to its w. S. & n.e, but its scale offers opportunities to mitigate such impacts. Inevitably, the development of such a large site would have major impacts upon the character of the area &, although it scale also offers opportunities to mitigate such impacts, this site does not relate as well to the town as other major sites, & other options are preferable.  INFRASTRUCTURE - it will not lead to the loss of infrastructure, & development on this scale is likely to be capable of mitigating any infrastructure capacity issues it creates or exacerbates.  LOCATION - it is accessible to the town's services, & is located adjacent to the built-up area.  SITE CHARACTERISTICS - southern parts of the site have amenity value, it is Grade 1 agricultural land & it not previously developed. The A16 & A52 may impact on amenities, but development on this scale offers opportunities to mitigate such impacts.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston). The Highway Authority indicates that access off Burton Corner is unlikely to be acceptable & a new roundabout off either the A16 or A52 would be likely to be needed. A Transport Assessment of the capacity of the local highway network is required.

Reference	Nor014	Settlement: Boston	Phase two SHLAA sites
Address	Land bounded by Rawsons Ln, H	Horncastle Rd, Red Cap Ln, Gree	en Ln, & Tattershall Rd, Boston
Site area (Hectares)	62.63 Site capacity at 30 dph:	Site capacity at 25 dph: 1566 Site capacity at 20	dph: from planning
Availability	Is the site available?	No	permissions:
Explanation	The site appears to be in four se unknown.	eparate ownerships and the in	tentions of two owners for their land are
Achievability	Is the site achievable?	Yes	
Explanation		n costs). If it is allocated, there	infrastructure costs are likely to be high is a reasonable prospect that it would be ter year 25).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	400 500 500	
Suitability	Is the site suitable?	Yes	
	significant adverse impacts upo development on this scale may the built-up area & its boundari upon the character of the area. such impacts.  INFRASTRUCTURE - it will not le capable of mitigating any infras LOCATION - it is accessible to ex SITE CHARACTERISTICS - the site not previously developed. The ropportunities to mitigate such i TRANSPORT - services & facilitie directly to the delivery of a Bost Area of Assessment) defined in Bridge junction may not be able works would be needed to Gree provide access. A TA of the capa	on the natural asset. It is likely to offer opportunities to mitigate lies are defined by strong featur. However, development on this ead to the loss of infrastructure tructure capacity issues it creat existing services, & is located adjust has little intrinsic amenity valurallway line may impact on ame impacts. Les are potentially accessible, & ton Distributor Road (i.e. It is less the 2006 Transport Strategy for the accommodate the traffic treen Ln, Tattershall Rd, Redcap Lracity of the local highway netwoods.	jacent to the built-up area. Jue, but it is Grade 1 agricultural land & it is enities, but development on this scale offers the site has the potential to contribute ocated within the Distributor Road (Likely or Boston). The HA indicates that the Sluice ravelling s. Along Tattershall Rd. Extensive on & Rawsons Ln to make them suitable to
Classification	Undevelop	able	
liood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Nor015	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of Tatte	rshall Road, Boston		
Site area (Hectares)	11.61 Site capacity at 30 dph:	348 Site capacity at 25 dph:	290 Site capacity at 20 dph:	232 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann	ing permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation	high (potentially including	site clearance, decor	ntamination, & flood miti	ture costs are likely to relatively gation costs). If it is allocated, egin in year 10, and be completed
Assumed delivery rate	Delivered in yrs 1-5:			,
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		250	
	Delivered in yrs 16-20 Delivered in yrs 21-25:		48	
Suitability	Is the site suitable?	No		
	assets - western parts of the to have adverse impacts of the area (it is unrelated in an area of countryside of INFRASTRUCTURE - it will be LOCATION - it is not accessed adjacent to the town's existing soft agricultural land, & it by its former railway use.	ensitive design and la ne site are identified in this Site. Its develo to the existing settle character). not lead to the loss o sible to the town's ex sting built-up area. here are no nearby 'k is previously develope eate or exacerbate tr cycle & public transpoutor Road (i.e. It is le	yout. However, it would has a Local Wildlife Site, a pment would also have homent, and would appear f, nor place undue burder isting services and facilities and neighbour' uses, the sed, However, the land is laffic problems, services fort, & it has the potential ocated within the Distribute at gegy for Boston).	nave adverse impacts on natural and its development would be likely armful effects upon the character incongruous and visually intrusive as on, existing infrastructure. es, & is not located within or ite has no intrinsic amenity value, ikely to have been contaminated & facilities are potentially to contribute directly to the
Classification	Undeve	elopable		
	one 1	No hazard		No Depth
i iood i isk	one 2	Low hazard		0m to 0.25m
	one 3a	Danger for s		0.25m to 0.50m
Zc	ne3b	Danger for r		0.50m to 1.0m
		Danger for a	all	1.0m to 2.0m
				>2.0m

Reference	Nor017	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the rear of 41	Linden Way, Boston		
Site area (Hectares)	0.46 Site capacity at 30 dph:	14 Site capacity at 25 dph:	12 Site capacity at 20 dph:	9 Site capacity 6 from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Full planning permission	on (reference B/13/0215)	s outstanding for the co	nstruction of 6 dwellings.
Achievability	Is the site achieva	ble? Yes		
Explanation	flood mitigation costs		sion is outstanding and t	costs are likely to be low, although the site's development is likely to fore year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		6	
Suitability	Is the site suitable	? Yes		
	LOCATION - it is relative xisting built-up area. SITE CHARACTERISTICS is not agricultural land TRANSPORT - althoughtransport, & it will not the delivery of a Bosto Assessment) defined in	rely accessible to the town  5 - there are no nearby 'ba  . However, it is not previon  n services & facilities are p  create or exacerbate traff	's existing services and f d neighbour' uses, it has usly developed land. otentially accessible on f ic problems, it has no po s not located within the egy for Boston).	is on, existing infrastructure. acilities, & is located within the no intrinsic amenity value, and it foot, & by bicycle & public btential to contribute directly to Distributor Road (Likely Area of
Classification	Deve	elopable (06-10)		
rioou iisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pil001	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Sc	outh End, Boston		
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity from planning 7
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no plant is a second secon		ite is allocated for reside	ntial development and there are no
Achievability	Is the site achieva	Yes		
Explanation	low (although flood n	nitigation costs are likely). prevent the site's immedia	The site is allocated for	tructure costs are also likely to be development, there are no known ed to begin in year 6, and be
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	5	
Suitability	Is the site suitable	e? Yes		
	redevelopment would could have adverse in However, any such in INFRASTRUCTURE - it LOCATION - it is highl existing built-up area. SITE CHARACTERISTIC agricultural land & is TRANSPORT - although transport, & it will not the delivery of a Bost Assessment) defined	npacts on heritage assets npacts could be prevented will not lead to the loss o y accessible to the town's.  CS - there are no nearby 'b previously developed. It services & facilities are t create or exacerbate tra	upon the character of th (the Boston Conservation) by careful design. If, nor place undue burde existing services and fact and neighbour' uses, the supportentially accessible on ffic problems, it has no point is not located within the stegy for Boston).	e area, the site's development in Area and nearby listed buildings).  Ins on, existing infrastructure.  Illities, & is located within the town's lite has no amenity value, is not foot, & by bicycle & public otential to contribute directly to be Distributor Road (Likely Area of
Classification	Dev	relopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pil002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of M	lain Ridge East, Boston		
Site area (Hectares)	0.32 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	relatively high (site cle	arance, decontamination f principle to prevent the	, education & flood mitig	tructure costs are likely to be gation costs). Nonetheless, there oment (assumed to begin in year 8,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9 4	
Suitability	Is the site suitable	? Yes		
	LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS agricultural land & is properties in the properties of the delivery of a Bosto Assessment) defined in	accessible to the town's  - there are no nearby 'b reviously developed. a services & facilities are a create or exacerbate traf	existing services and faci ad neighbour' uses, the s potentially accessible on ffic problems, it has no p is not located within the tegy for Boston).	ns on, existing infrastructure. lities, & is located within the town's ite has no amenity value, is not foot, & by bicycle & public otential to contribute directly to e Distributor Road (Likely Area of
Classification	Deve	elopable (11-15)		
rioou risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Pil003		Settlement:	Boston	
Address	Land to the west of So	uth Squa	re, Boston		
Site area (Hectares)	0.25 Site capacity at 30 dph:	8	Site capacity at 25 dph:	6 Site capacity at 20 dph:	from planning
Availability	Is the site availabl	e?	No		permissions:
Explanation		velopme	ent, its owners ha		e site has long been identified as one g it forward for development. The
Achievability	Is the site achieva	ble?	Yes		
Explanation	(including flood mitiga	tion cost o known	s and higher con issues of princip	struction costs as a coole to prevent the site's	astructure costs are likely to be high nsequence of its proximity to the s immediate development (assumed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			13	
Suitability	Is the site suitable	?	Yes		
	redevelopment would could have adverse im However, any such im INFRASTRUCTURE - it is LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS developed, it is adjace enjoyed by new dwelli TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in	have no pacts on pacts couvill not le accessib 6 - althou nt to the ngs on the services create on Distributh the 200	harmful effects of heritage assets (ald be prevented ead to the loss of le to the town's gh the site has n A52/A16 road, and site.  See facilities are prevacerbate trafutor Road (i.e. It 166 Transport Stra	upon the character of the Boston Conservation by careful design. In nor place undue burdexisting services and factor of amenity value, is not and its proximity may into potentially accessible of the problems, it has not is not located within the tegy for Boston).	s on natural assets & its the area, the site's development ion Area and nearby listed buildings). dens on, existing infrastructure. acilities, & is located within the town's tragricultural land & is previously impact on the amenities that would be on foot, & by bicycle & public to potential to contribute directly to the Distributor Road (Likely Area of transport, the site is considered
Classification	Und	evelop	able		
Flood risk Zone Zone Zone Zone	2 3a		No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Pil005	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Ma	ain Ridge East, Boston		
Site area (Hectares)	0.25 Site capacity at 30 dph:	8 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity 14 from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	known legal or ownersh	nning permission, the sit nip problems. Planning pe ngs) has previously been g	rmission (B/09/0074) for	ial development and there are no residential development
Achievability	Is the site achievab	Yes		
Explanation	moderate (including sit granted and there are r	e clearance and flood mit	gation costs). Planning pe le to prevent the site's im	octure costs are also likely to be ermission has previously been amediate development (assumed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		14	
Suitability	Is the site suitable?	Yes		
	redevelopment would I INFRASTRUCTURE - it w LOCATION - it is highly a existing built-up area. SITE CHARACTERISTICS agricultural land & is pr TRANSPORT - although transport, & it will not of the delivery of a Bostor Assessment) defined in	accessible to the town's e - there are no nearby 'bar eviously developed. services & facilities are porture.	con the character of the a nor place undue burdens xisting services and facilit d neighbour' uses, the site extentially accessible on fo c problems, it has no pote s not located within the Degy for Boston).	on, existing infrastructure. ies, & is located within the town's has no amenity value, is not
Classification	Deve	lopable (06-10)		
Flood risk  Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Pil006	,	Settlement:	D	oston	P	hase two SHLAA	sites —
Address	Boston Delivery Office,	South E	nd, Boston					
Site area (Hectares)	0.48 Site capacity at 30 dph:	14	Site capacity at 25 dph:	12	Site capacity at 20 dph:	f	Site capacity from planning	19
Availability	Is the site available	e?	Yes			ı	permissions:	
Explanation	Although there is no pl	anning p	ermission or all	ocation, t	there are no knov	wn legal o	r ownership prob	olems.
Achievability	Is the site achieva	ble?	Yes					
Explanation	Moderate achievability relatively high (site cleareasonable prospect the 15).	arance, e	ducation & floo	d mitigat	tion costs). Nonet	theless, if	it is allocated, the	ere is a
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			9 10				
Suitability	Is the site suitable	?	Yes					
	ENVIRONMENTAL IMP would have no harmful located next to the gradevelopment of the sit be prevented by careful INFRASTRUCTURE - it was LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS agricultural land & is put TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in Despite the issues with	l effects of de II liste e could had lesign will not le accessible - there are viously services create or n Distribut the 2006	upon the charact d Quayside and layout. ad to the loss of the town's are no nearby 'be developed.  & facilities are exacerbate trautor Road (i.e. It 6 Transport Strate	ter of the Boston of Impact of Impac	e area. The site is Grammar School on heritage assets are undue burden services and facili bour' uses, the sit lly accessible on falems, it has no po cated within the Boston).	adjacent buildings. although s on, exist ities, & is te has no foot, & by tential to	to the Boston CA Consequently, any such impact ting infrastructur located within th amenity value, is bicycle & public contribute direct	A & is s could e. e town's not
Classification	Deve	lopabl	e (11-15)					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for s Danger for a	nost		0m t 0.25 <b>0.5</b> 0	Depth to 0.25m m to 0.50m m to 1.0m n to 2.0m m	

	Pil007		Settlement:	Boston		Phase two SHLA	A Sites —
Address	Boston United FC, York	Street, I	Boston				
Site area (Hectares)	1.45 Site capacity at 30 dph:	44	Site capacity at 25 dph:	36 Site capa at 20 dph		from planning	58
Availability	Is the site available	e?	No			permissions:	
Explanation	The site appears to be	co-owne	d by three peop	ole, and the owners	' intentions are	e unknown.	
Achievability	Is the site achieva	ble?	Yes				
Explanation	Moderate achievability high (including site cleathat it would be developed	arance ar	nd flood mitiga	tion costs). If it is all	located, there	is a reasonable p	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 8			
Suitability	Is the site suitable	?	Yes				
	ENVIRONMENTAL IMP redevelopment would INFRASTRUCTURE - alt redevelopment would existing recreational of for the development obeen provided, this site LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS agricultural land & is p TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in Despite the issues with	have no hough it potential pen space of a replace s's redev accessib s - there a reviously a services create on Distribut the 200	harmful effects will not place uilly lead to the loe shortfall. Howevernert football elopment will ne to the town's are no nearby 'b' developed.  See facilities are rexacerbate trautor Road (i.e. If 6 Transport Stra	upon the character ndue burdens on exposs of open space/gever, the Council has stadium (ref. B/14/ot lead to net lossed existing services are and neighbour' uses, potentially accessible ffic problems, it has to is not located with a tegy for Boston).	r of the area. Assisting infrastruction infrastruction in frastruction in frastruction in frastruction in frastruction in frastruction in frastruction in the Distribution in frastruction in the Distribution in frastruction	acture, the site's cture & worsen the grant planning perovided a replacent is located within the coamenity value, by bicycle & publicto contribute director Road (Likely Action Road)	rmission nent has the town's is not c
Classification	Und	evelop	able				
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	nost	0n 0.2 0.9 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m .0m	

Reference	Ski001	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Mi	ll Road, Boston		
Site area (Hectares)	3.63 Site capacity at 30 dph:	Site capacity at 25 dph:	91 Site capacity at 20 dph:	73 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit	igation costs are likely).		re costs are likely to be relatively reasonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 59	
Suitability	Is the site suitable?	No		
	redevelopment would have lopment would lead existing recreational oppitches/courts. LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS agricultural land & is proposed in the delivery of a Boston Assessment) defined in Unsuitable, due to unachectares of the site might	nave no harmful effects unough it will not place un do to the loss of open spacen space shortfall - approble to the town's existing - there are no nearby 'baceviously developed. services & facilities are pareate or exacerbate traff of Distributor Road (i.e. It the 2006 Transport Strateptable impacts on infinite the acceptable.	oximately 0.7 hectares of g services and facilities, & i ad neighbour' uses, the site potentially accessible on for fic problems, it has no potics not located within the D tegy for Boston).	frastructure, the site's and would worsen the town's the site was last in use as sports s located within the town's that no amenity value, is not
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Ski002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of V	/auxhall Road, Boston		
ite area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity from planning
vailability	Is the site available	Yes		permissions:
xplanation	Although there is no p	olanning permission or alloc	ation, there are no kno	wn legal or ownership problems.
chievability	Is the site achieva	Able? Yes		
xplanation	(although flood mitiga		te is too small to be all	ture costs are likely to be low ocated, but there is a reasonable ompleted before year 10).
ssumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	4	
uitability	Is the site suitable	Yes		
	INFRASTRUCTURE - it LOCATION - it is acces existing built-up area. SITE CHARACTERISTIC agricultural land & is p TRANSPORT - services However, the site has is not located within t Strategy for Boston). Fexisting vehicular acces	sible to the town's existing S - there are no nearby 'bac previously developed. S & facilities are potentially no potential to contribute the Distributor Road (Likely	nor place undue burde services and facilities, and facilities, and facilities, and facilities, and facilities, and facilities, and facilities	rs on, existing infrastructure.  In son, existing infrastructure.  In it is located within the town's  In it is has no amenity value, is not  If it is has no amenity value, is not  If it is not  If
lassification	Dev	elopable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Ski003	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north-eas	t of Freiston Road, Boston		
Site area (Hectares)	0.26 Site capacity at 30 dph:	8 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(although flood mitiga	-	site is too small to be all	ture costs are likely to be low ocated, but there is a reasonable ompleted before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: 0	8	
Suitability	Is the site suitable	Yes		
	development would he need to be taken in per dwellings.  INFRASTRUCTURE - it LOCATION - it is accessisting built-up area. SITE CHARACTERISTIC agricultural land & is TRANSPORT - services. However, the site has is not located within the Strategy for Boston). existing vehicular accessisting vehicular accession.	will not lead to the loss of ssible to the town's existing.  S - there are no nearby 'bapreviously developed. S & facilities are potentially no potential to contribute the Distributor Road (Likely	on the character of the a gn to ensure a satisfactor, nor place undue burder g services and facilities, & ad neighbour' uses, the services and foot, & by a directly to the delivery of Area of Assessment) development would require any Authority's approval.	irea, although great care would ry relationship to neighbouring as on, existing infrastructure. It is located within the town's lite has no amenity value, is not bicycle & public transport. Of a Boston Distributor Road (i.e. It if ined in the 2006 Transport e the use of a relatively narrow
Classification	Dev	relopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Ski004	Seti	tlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Kitw	ood Road,	Boston		
Site area (Hectares)	0.85 Site capacity at 30 dph:		te capacity 25 dph:	21 Site capacity at 20 dph:	17 Site capacity from planning
Availability	Is the site available	?	No		permissions:
Explanation		e likely". Giv	en that no ti	metable is set out for the	g the plan period but presently release of the land for residential
Achievability	Is the site achievab	ole?	Yes		
Explanation	(although flood mitigat	ion costs ar	e likely). If it		ure costs are likely to be low sonable prospect that it would be i).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 2	
Suitability	Is the site suitable?	?	No		
	INFRASTRUCTURE - althused (and is allocated) space/green infrastruct LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS it is not previously deveransport, & it is unlikely	nough it will as recreatio ure & would ble to the to Distributhe 2006 To	not place un nal open spa d exacerbate own's existin gricultural lan and has som facilities are p or exacerbat tor Road (i.e	ce, and its development vexisting shortfalls of recrigions and facilities, & and, and there are no near the intrinsic amenity value, cotentially accessible on feetraffic problems, it has real to it is not located within the tegy for Boston).	nfrastructure, the site was last would lead to the loss of open eational open space. is located within the town's by 'bad neighbour' uses. However,
Classification	Unde	velopab	le		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

<b>leference</b>	Sou001	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Wy	berton Low Road, Bosto	on	
ite area (Hectares)	3.29 Site capacity at 30 dph:	99 Site capacity at 25 dph:	82 Site capacity at 20 dph:	66 Site capacity from planning
vailability	Is the site available	Yes Yes		permissions:
xplanation	Although there is no pla	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
chievability	Is the site achievat	Ves		
xplanation	low (although flood mit be developed (assumed	tigation costs are likely). I to begin in year 9, and	If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it would ar 15). It is possible that there may ac Newton Drive?
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 49	
uitability	Is the site suitable	Yes		
	INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS previously developed. I and its proximity may in TRANSPORT - services & not create or exacerbat delivery of a Boston Dis Assessment) defined in	rill not lead to the loss of ble to the town's existing although it has little as furthermore, the site is mpact on the amenities & facilities are potential that the traffic problems. However, the 2006 Transport Straffic between the 2006 Transpor	menity value, the site is is adjacent to a potential 'b that would be enjoyed by accessible on foot, & brever, the site has no potential to located within the Dis	ns on, existing infrastructure. & is located adjacent to the town's & Grade 1 agricultural land & is not ad neighbour' use (the A16 road) y new dwellings on the site. y bicycle & public transport & it will ential to contribute directly to the tributor Road (Likely Area of
lassification	Deve	lopable (11-15)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for s	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sou002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of W	yberton Low Road, Bosto	n	
Site area (Hectares)	1.48 Site capacity at 30 dph:	44 Site capacity at 25 dph:	37 Site capacity at 20 dph:	30 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(although flood mitig		is allocated, there is a re	cture costs are likely to be low assonable prospect that it would be 15).
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	24 20	
Suitability	Is the site suitable	e? No		
	as employment land. western, south-easte market demand) this Employment Area. LOCATION - it is relati existing built-up area. SITE CHARACTERISTIC previously developed impact on the amenit TRANSPORT - althoug transport, it has no p located within the Dis Boston). The Highway site to be created. Unsuitable, due to sit	The Employment Land Tern and riverside parts of the site should be safeguarded ively accessible to the town.  CS - although the site has all, there are nearby 'bad netters of any dwellings constignt services & facilities are otential to contribute directly Authority indicates that	chnical Paper (Aug 2015) he Riverside Industrial Est d for employment uses a vn's existing services and no intrinsic amenity value eighbour' uses (neighbour used on the site. potentially accessible on ctly to the delivery of a Ear of Assessment) defined it may be possible for a septable impacts on infras	infrastructure, the site is allocated concludes that (whilst the southtate are not expected to be in and allocated as a Proposed Main facilities, & is located within the e, is not agricultural land & is ring industrial uses) which may foot, & by bicycle & public soston Distributor Road (i.e. It is not in the 2006 Transport Strategy for uitable extension of The Old Dairy tructure (potential adverse
Classification	Und	developable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

ldress	Land to the south of Wyberton West Road, Boston
te area (Hectares)	1.32 Site capacity at 30 dph:  33 Site capacity at 25 dph:  34 Site capacity at 20 dph:  35 Site capacity at 20 dph:  36 Site capacity from planning at 20 dph:
vailability	Is the site available? Yes permissions:
xplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems
chievability	Is the site achievable?
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would likely developed (assumed to begin in year 8, and be completed before year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20
Suitability	Delivered in yrs 21-25:  Is the site suitable?  No
explanation	The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Bost ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have a harmful impact upon the character of the area - the site relates poorly to the town's existing built form & would appear largely unrelated to the existing pattern of development.
explanation	ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its
Elassification	ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have a harmful impact upon the character of the area - the site relates poorly to the town's existing built form & would appear largely unrelated to the existing pattern of development. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to the town's existing services and facilities, & is located adjacent to the town existing built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it has little intrinsic amenit value, the site is Grade 1 agricultural land & is not previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However it may create or exacerbate traffic problems - the existing access may be inadequate to serve the proposed development. Furthermore, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).

Reference	Sou004	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of S	Thomas Drive, Boston		
Site area (Hectares)	0.7 Site capacity at 30 dph:	21 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	e? Yes		permissions
Explanation	Although there is no p	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	(although flood mitiga		is allocated, there is a re	asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15		21	
	Delivered in yrs 16-20 Delivered in yrs 21-25			
Suitability	Is the site suitable	? No		
	INFRASTRUCTURE - alt used as recreational of infrastructure & would LOCATION - it is access existing built-up area. SITE CHARACTERISTICS it is not agricultural lar TRANSPORT - although transport, & it will not the delivery of a Bosto Assessment) defined in	pen space, and its develond exacerbate existing should be should b	ndue burdens on existing pment would lead to the refalls of recreational open g services and facilities, and neighbour' uses, the swiously developed land. potentially accessible on fic problems, it has no pois not located within the tegy for Boston).	infrastructure, the site was last loss of open space/green
Classification	Und	evelopable		
Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m
				>2.0m

Reference	Sou005	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of G	Garfits Lane, Boston		
Site area (Hectares)	0.3 Site capacity at 30 dph:	9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(although flood mitiga		s allocated, there is a rea	ture costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	9	
Suitability	Is the site suitable	No No		
	development would hassets - adversely affecharacter of the parkl INFRASTRUCTURE - it LOCATION - it is accessup area.  SITE CHARACTERISTIC land, it has consideral TRANSPORT - althoug transport, & it will not the delivery of a Bosto Assessment) defined in	tarm the character and appeting the setting of an adjusted and of which the site form will not lead to the loss of sible to the town's existing and of the town's existing and the services & facilities are put to the town and the services and the services and the services are put to the services and the services are put to the services are p	pearance of the area & heacent listed building & unstance of the area & heacent listed building & unstance of the area of the	on natural assets, the site's ave adverse impacts on heritage indermining the open, unspoilt ans on, existing infrastructure. It is located within the existing builtases & the site is not agricultural loped land. If foot, & by bicycle & public otential to contribute directly to Distributor Road (Likely Area of
Classification	Und	levelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Address	Sou006	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south o	f Chain Bridge Road, Bosto	n	
Site area (Hectares	50.51 Site capacit at 30 dph:	1515 Site capacity at 25 dph:	1263 Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site availa	Yes		permissions:
Explanation	Although there is no	o planning permission or a	location, there are no kno	own legal or ownership problems.
Achievability	Is the site achie	vable? Yes		
Explanation	(including flood mit prospect that it wou	igation and education cost uld be developed, although vater supply networks. De	s). Nonetheless, if it is allo commencement may be	cture costs are likely to be high ocated, there is a reasonable delayed by the need to improve the begin in year 13, and to be
Assumed delivery r	Delivered in yrs 1-5 Delivered in yrs 6-1 Delivered in yrs 11- Delivered in yrs 16- Delivered in yrs 21-	0: 15: 20	300 500 500	
Suitability	Is the site suitab	Yes		
	feature & the development the rural character of and that these are a White bargeboards INFRASTRUCTURE - capable of mitigating	opment of such a large are nent on this scale also offe of the neighbouring SAM, added to. Buildings of 3 sto also need to be avoided at it will not lead to the loss g any infrastructure capacessible to services, & is loc	a would have major impars opportunities to mitigathe site's development marey or over should not be these can be very jarring of infrastructure, & develoity issues it creates or exalted adjacent to the built	opment on this scale is likely to be cerbates.
	SITE CHARACTERIST value, is Grade 1 an TRANSPORT - service site has the potential within the Distribute The Highway Authon means of access, & would require traffical walls.	d 2 agricultural land & it is set & facilities are potential to contribute directly to or Road (Likely Area of Assirity indicates that Chain Brithat the proposed strategic modelling. The impacts could be supposed with environmental impacts of the control of the	not previously developed Ily accessible on foot, & b the delivery of a Boston I essment) defined in the 2 idge Rd & West End Rd a c route linking the A16 wi If this site require conside	vever, the site has some amenity
Classification	SITE CHARACTERIST value, is Grade 1 an TRANSPORT - service site has the potential within the Distribute The Highway Authoneans of access, & would require traffication.  Despite the issues we considered suitable	d 2 agricultural land & it is set & facilities are potential to contribute directly to or Road (Likely Area of Assirity indicates that Chain Brithat the proposed strategic modelling. The impacts could be supposed with environmental impacts of the control of the	not previously developed Ily accessible on foot, & b the delivery of a Boston I essment) defined in the 2 idge Rd & West End Rd a c route linking the A16 wi If this site require conside	vever, the site has some amenity l.  ly bicycle & public transport, & the Distributor Road (i.e. It is located 006 Transport Strategy for Boston). The unsuitable to provide the sole the the A52 and possibly the A1121 pration by means of a full TA.

Reference	Sou007		Settlement:	Bosto	ווע	r	hase two SHLA	A sites $\square$
Address	Former Norton Lea Ho	spital, Lo	ondon Road, Bo	ston				
Site area (Hectares)	2.08 Site capacity at 30 dph:	62	Site capacity at 25 dph:		e capacity 20 dph:	1	Site capacity from planning	60
Availability	Is the site availabl	e?	Yes			ı	permissions:	
Explanation	Outline planning perm	ission (re	eference B/15/0	009) is outstar	nding for the d	levelopm	nent of up to 60	dwellings.
Achievability	Is the site achieva	ble?	Yes					
Explanation	Moderate achievability high (including site cle the site's development 10).	arance ai	nd flood mitiga	tion costs). Ou	utline planning	g permiss	sion is outstandi	ng, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			60				
Suitability	Is the site suitable	?	Yes					
	ENVIRONMENTAL IMP character of the area, Boston No. 29 Tree Proprevented by careful dinfrastructure - it to LOCATION - it is access existing built-up area. SITE CHARACTERISTICS developed, the site is a impact on the amenititoransport - services not create or exacerbadelivery of a Boston Diassessment) defined in Despite the issues with suitable.	t could heservation esign and will not less that was a facilities traffic stributors in the 200 and a face with the 200 and a	nave adverse im on Order and the diayout. ead to the loss on the town's existing hit has little at to a potential 'levould be enjoyees are potential problems. How Road (i.e. It is 16 Transport Str	pacts on nature nearby listed of, nor place ung services and menity value, but new dwelly accessible over, the site not located wategy for Bost	ural and herita d church). How andue burdens and facilities, & , is not agricul r' use (the A16 ellings on the s on foot, & by le has no poten ithin the Distr ton).	ge assets wever, ar s on, exis is located ltural lan 6 road) ar site. bicycle & ntial to co ibutor Ro	is (a tree protect by such impacts ting infrastructu d within the tow d & is previously and its proximity public transpor partribute directly and (Likely Area	ed by the could be ure.  yn's  y may  t & it will y to the of
Classification	Deve	lopab	le (06-10)					
Flood risk Zone Zone Zone Zone	2 3a		No hazard Low hazard Danger for Danger for Danger for	some most		0m t 0.25 0.50	Depth to 0.25m m to 0.50m m to 1.0m n to 2.0m m	

Reference	Sou009	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Wy	berton West Road, Bosto	on	
Site area (Hectares)	2.18 Site capacity at 30 dph:	65 Site capacity at 25 dph:	55 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	low (although flood mit		If it is allocated, there is	ture costs are likely to be relatively s a reasonable prospect that it ore year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 15	
Suitability	Is the site suitable?	No No		
	existing town, and wou INFRASTRUCTURE - it v LOCATION - it is relative adjacent to the existing SITE CHARACTERISTICS amenity value, it is Grant TRANSPORT - services & not create or exacerbal Boston Distributor Road the 2006 Transport Straumann of the unactive straumann of the services of the 2006 Transport Straumann of the services	Id create an incongruous will not lead to the loss of	and isolated group of d f, nor place undue burde wn's services and facilition nearby 'bad neighbour' us s not previously develop y accessible on foot, & br nas the potential to cont the Distributor Road (Lil	a - the site is unrelated to the wellings in the countryside. ens on, existing infrastructure. es, & is not located within or uses & the site has no intrinsic ed. y bicycle & public transport, it will cribute directly to the delivery of a kely Area of Assessment) defined in ion. N.B. These issues would n extension (i.e. As additional to
Classification	Unde	evelopable		
Z Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sou011		Settlement:	БС	oston		Phase two SHLAA sites
Address	Land to the south-west	of St Th	omas Drive, Bo	ston			
Site area (Hectares)	1.11 Site capacity at 30 dph:	33	Site capacity at 25 dph:		Site capacity at 20 dph:	22	Site capacity from planning permissions:
Availability	Is the site available	e?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or all	ocation, th	nere are no kno	wn legal	or ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation	Moderate achievability moderate (including lik prospect that it would	ely flood	d mitigation cos	ts). Nonetl	heless, if it is all	ocated, t	here is a reasonable
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 7			J
Suitability	Is the site suitable	?	No				
	used (and is allocated) space/green infrastruc LOCATION - it is access existing built-up area. SITE CHARACTERISTICS not previously develop amenities that would be TRANSPORT - although transport, & it is unlike	have no hough it as recreature & wible to the site and, be enjoyed services ly to creation District the 200	harmful effects will not place us ational open spould exacerbathe town's existing the has no intrins and is located and by any new control of the feet or exacerbation of the feet of the	upon the ndue burd ace, and it e existing song services ic amenity adjacent to wellings. potentiallite traffic pe. It is not ategy for E	character of the lens on existing is development is shortfalls of recipions and facilities, is and facilities, is and facilities, is and facilities and facilities and facilities are value & it is not industrial uses by accessible on problems, it has located within the Boston).	e area. infrastru would le reational & is locat t agricult which m foot, & b no poter	cture, the site was last ad to the loss of open open space. ed within the town's cural land. However, it is nay impact upon the
Classification	Unde	evelop	able				
Flood risk Zone 2 Zone 3 Zone 3	2 3a		No hazard Low hazard Danger for Danger for Danger for	some most		0m 0.2 0.5 1.0	Depth to 0.25m .5m to 0.50m .0m to 1.0m .m to 2.0m .0m

Reference	Stn001	Settlement:	Boston	Phase two SHLAA's	ites —
Address	Land to the west of Carlt	on Road, Boston			
Site area (Hectares)	0.18 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	4 Site capacity from planning	6
Availability	Is the site available?	Yes		permissions:	
Explanation	Although outline plannin more recent permission l			r the construction of 6 dwell an educational facility.	ings, a
Achievability	Is the site achievable	e? Yes			
Explanation	moderate (including site	clearance and flood mi e no known issues of p	tigation costs). A resider rinciple to prevent the si	tructure costs are likely to b ntial planning permission is ite's immediate developmen	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6		
Suitability	Is the site suitable?	Yes			
	area, & it would not hav INFRASTRUCTURE - it wil LOCATION - it is highly ac existing built-up area. SITE CHARACTERISTICS - it is not agricultural land TRANSPORT - services & not create or exacerbate	e adverse impacts on n I not lead to the loss of ccessible to the town's of there are no nearby 'ba & is previously develop facilities are potentially traffic problems. Howe ributor Road (i.e. It is no the 2006 Transport Strat	atural and heritage asset, nor place undue burde existing services and facility and neighbour' uses, the sped. If accessible on foot, & between the site has no potent located within the Distagy for Boston).	effects upon the character ofts.  ns on, existing infrastructure ilities, & is located within the little has little intrinsic amenity bicycle & public transport & ential to contribute directly the tributor Road (Likely Area of	town's y value, & it will o the
Classification	Develo	opable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

deference de la companya del companya de la companya del companya de la companya	Stn002	Settlement:	Boston	Phase two SHLAA sites L
ddress	Land to the west o	of Lister Way, Boston		
te area (Hectares)	0.28 Site capac at 30 dph		7 Site capacity at 20 dph:	6 Site capacity from planning
vailability	Is the site avail	lable?		permissions:
planation		nas been identified as one wit for development. The owner		oment, its owners have not sought unknown.
chievability	Is the site achie	evable? Yes		
planation	very low (including	g likely flood mitigation costs) re is a reasonable prospect th	. If it is released by its ov	tructure costs are also likely to be wner and promoted for residential I (assumed to begin in year 7, and
ssumed delivery rate	Delivered in yrs 1- Delivered in yrs 6- Delivered in yrs 12 Delivered in yrs 16 Delivered in yrs 22	-10: 1-15: 6-20	8	
uitability	Is the site suita	Yes		
	LOCATION - it is hi existing built-up ar SITE CHARACTERIS it is not agricultura TRANSPORT - serv not create or exact delivery of a Bosto Assessment) defin	ghly accessible to the town's rea. STICS - there are no nearby 'ball land & is previously develop ices & facilities are potentially	existing services and faci ad neighbour' uses, the soled. y accessible on foot, & by ever, the site has no pote ot located within the Dis- tegy for Boston).	ns on, existing infrastructure. lities, & is located within the town' ite has little intrinsic amenity value y bicycle & public transport & it will ential to contribute directly to the tributor Road (Likely Area of
lassification		Indevelopable		
ood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Site area (Hectares)   Land to the south of Fydell Street, Boston	Reference	Stn004	Settlement:	Boston	Phase two SHLAA sites
Availability  Explanation  Although the site has been identified as one with potential for redevelopment, its owners have not sought to bring it forward for development. The owner's future intentions are unknown.  Achievability  Explanation  Moderate achievability  Explanation  Moderate achievability  Explanation  Moderate achievability  Moderate achievability  Explanation  Moderate achievability  Moderate achievability  Moderate achievability  Moderate achievability  Explanation  Moderate achievability  Moderate achievability  Moderate achievability  Moderate achievability  Explanation  Delivered in yrs 1-5: Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-25:  Explanation  The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Boston: ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, 8, it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTIVE: It will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is highly accessible to the town's existing services and facilities, 8 is located within the town's existing burlural and & is previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport & it will not create or exacerbale traffic problems. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (it. it is not located within the Distributor Road (likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the Issues with transport, the site is considered suitable.  Flood risk  Zone 2  Zone 3  Joe 1  Zone 2  Zone 3  Joe 2  Zone 50  Joe 2  Joe 2  Joe 2  Joe 2	Address	Land to the south of Fy	dell Street, Boston		
Achievability  Explanation  Although the site has been identified as one with potential for redevelopment, its owners have not sought to bring it forward for development. The owner's future intentions are unknown.  Leading to be successful to bring it forward for development. The owner's future intentions are unknown.  Leading to be successful to be successful to be successful to bring it forward for development. The owner's future intentions are unknown.  Leading to be successful to be success	Site area (Hectares)				from planning
to bring it forward for development. The owner's future intentions are unknown.    Section	Availability	Is the site available	No No		permissions.
Moderate achievability. Values are relatively low, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is released by its owner and promoted for residential development, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10)    Assumed delivery rate	Explanation	_			=
Low (although flood mitigation costs are likely). If it is released by its owner and promoted for residential development, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10)  Delivered in yrs 1-5: Delivered in yrs 5-10: Delivered in yrs 1-15: Delivered in yrs 1-25: Lis the site suitable?  Explanation  The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Boston. ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, & it would not have adverse impacts on natural and heritage assets. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is highly accessible to the town's existing services and facilities, & is located within the town's existing built-up area. SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, it is not agricultural land & is previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport & it will not create or exacerbate traffic problems. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (it. it is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with transport, the site is considered suitable.  Violet Individual Properties of the development of the properties of the development of the properties of the proper	Achievability	Is the site achievab	Yes		
Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 12-25:  Suitability  Is the site suitable?  Explanation  The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Boston. ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, & it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTURE - its will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is highly accessible to the town's existing services and facilities, & is located within the town's existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, it is not agricultural land & is previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport & it will not create or exacerbate traffic problems. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. it is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with transport, the site is considered suitable.  Classification  Undevelopable  Zone 1  Zone 2  Zone 2  Zone 3a  No hazard  Om to 0.25m  Out to 0.55m	Explanation	low (although flood mit development, there is a	igation costs are likely). reasonable prospect th	If it is released by its own	er and promoted for residential
The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Boston. ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, & it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is highly accessible to the town's existing services and facilities, & is located within the town's existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, it is not agricultural land & is previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport & it will not create or exacerbate traffic problems. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with transport, the site is considered suitable.  Classification  Undevelopable  Zone 1  Zone 2  Zone 2  Zone 3  No hazard  Dom to 0.25m  0.25m to 0.50m	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		8	
ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, & it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is highly accessible to the town's existing services and facilities, & is located within the town's existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, it is not agricultural land & is previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport & it will not create or exacerbate traffic problems. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with transport, the site is considered suitable.  Classification  Undevelopable  Von hazard  Low hazard  Low hazard  Om to 0.25m  O.25m to 0.55m to 0.55m	Suitability	Is the site suitable?	Yes		
Flood risk  Zone 1 Zone 2 Low hazard Low hazard Danger for some  0.25m to 0.50m		ENVIRONMENTAL IMPA area, & it would not had INFRASTRUCTURE - it we LOCATION - it is highly a existing built-up area. SITE CHARACTERISTICS it is not agricultural land TRANSPORT - services & not create or exacerbat delivery of a Boston Dis Assessment) defined in	ACTS - its development we adverse impacts on name and lead to the loss of accessible to the town's at there are no nearby 'bad & is previously developed facilities are potentially at traffic problems. However the 2006 Transport Strainstends of the 2006 Transport Strains and Tra	yould have no harmful effectural and heritage assets. if, nor place undue burdens existing services and facilitied neighbour' uses, the site oed. If y accessible on foot, & by lever, the site has no poten ot located within the Distritegy for Boston).	on, existing infrastructure. ies, & is located within the town's has little intrinsic amenity value, hicycle & public transport & it will tial to contribute directly to the
Danger for all 1.0m to 2.0m >2.0m	Flood risk Zone 1 Zone 2	a	No hazard Low hazard Danger for so Danger for m	nost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

eference	Stn005 Settlement: Boston Phase two SHLAA sites
ldress	Land to the south of Fydell Street, Boston
te area (Hectares)	0.47 Site capacity 14 Site capacity 12 Site capacity 9 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
vailability	Is the site available?
planation	Although the site has been identified as one with potential for redevelopment, its owners have not sough to bring it forward for development. The owner's future intentions are unknown.
chievability	Is the site achievable?
planation	Moderate achievability. Values are relatively low, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is released by its owner and promoted for residential development, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: 2 Delivered in yrs 16-20
uitability	Delivered in yrs 21-25:  Is the site suitable?  Yes
	LOCATION - it is highly accessible to the town's existing services and facilities, & is located within the tow existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity valuit is not agricultural land & is previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, the site has no potential to contribute directly to the delivery of a Boston Distributor Road (i.e. is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston). The Highway Authority identifies that the site would either need to be developed w no vehicular access or parking, or with the access at the far eastern end of the frontage, the carriageway would have yellow box markings, & the internal road to be adoptable with turning space & sufficient off-street parking provided for each plot.  Despite the issues with transport, the site is considered suitable.

Reference	Stn006	Settlement:	Boston	Phase two SHLAA sites
Address	2 Fydell House, Fydell S	treet, Boston		
Site area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity 6 from planning
Availability	Is the site available	Yes		permissions:
Explanation	B/12/0052 and B/12/0	192 - permission for the o	conversion to 6 flats.	
Achievability	Is the site achieval	Yes		
Explanation	(although flood mitigat	ion costs are likely). Plan	ning permission is outst	structure costs are likely to be low canding and the site's development completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		13	
Suitability	Is the site suitable	Yes		
	area, & it would not ha INFRASTRUCTURE - it w LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS it is not agricultural lan TRANSPORT - services of the create or exacerbal delivery of a Boston Disassessment) defined in	ve adverse impacts on navill not lead to the loss of accessible to the town's of the t	atural and heritage asset, nor place undue burded existing services and factories and factories and factories and help accessible on foot, & between the site has no potot located within the Distegy for Boston).	effects upon the character of the tts.  ens on, existing infrastructure. cilities, & is located within the town's site has little intrinsic amenity value, by bicycle & public transport & it will cential to contribute directly to the stributor Road (Likely Area of
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Stn007	Settlement:	Boston	Phase two SHLAA sites
Address	Junction of Argyle Stree	et and Brothertoft Roa	d, Boston	
Site area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	B/06/375 - permission	for the construction o	13 dwellings. Developmo	ent appears to have begun.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit	igation costs are likely		structure costs are likely to be very outstanding and the site's before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		13	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA area, & it would not had INFRASTRUCTURE - it we LOCATION - it is accessing existing built-up area. SITE CHARACTERISTICS it is not agricultural land TRANSPORT - services & not create or exacerbat	ACTS - its development we adverse impacts on will not lead to the loss ble to the town's exist - there are no nearby d & is previously devel & facilities are potentials traffic problems. Ho stributor Road (i.e. It is the 2006 Transport St	would have no harmful enatural and heritage asseof, nor place undue burdeng services and facilities, bad neighbour' uses, the oped.  Ily accessible on foot, & kwever, the site has no pot not located within the Dirategy for Boston).	ellan seeks to be developed in Boston. effects upon the character of the ets. ens on, existing infrastructure. & is located within the town's site has little intrinsic amenity value, by bicycle & public transport & it will tential to contribute directly to the estributor Road (Likely Area of
Classification	Deve	lopable (06-10)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazar Danger for Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sts001	Se	ettlement:	Boston		Phase two SHLAA	A sites $\square$
Address	Land to the east of Broa	adfield La	ne, Boston				
Site area (Hectares)	5.2 Site capacity at 30 dph:		Site capacity at 25 dph:	130 Site capacity at 20 dph:	104	Site capacity from planning	200
Availability	Is the site available	?	Yes			permissions:	
Explanation	Outline planning permis 200 dwellings.	ssion (refe	erence B/13/00	037) is outstanding for t	the develo	pment of a maxim	num of
Achievability	Is the site achievab	le?	Yes				
Explanation	Moderate achievability, moderate (including like reasonable prospect the completed before year	ely flood i at the site	mitigation cost	s). Planning permission	is outstan	ding and there is a	a
Assumed delivery rate	Delivered in yrs 1-5:			_			
	Delivered in yrs 6-10:			125			
	Delivered in yrs 11-15:			75			
	Delivered in yrs 16-20 Delivered in yrs 21-25:						
Suitability	Is the site suitable?	?	Yes				
	area, & it would not had INFRASTRUCTURE - it woused as allotment garded development was consituation of the control of the con	vill not pla ens and it: idered to accessible - although and & the & facilities the traffic patributor F the 2006	ce undue burds development bring benefits to the town's the the site has lindustrial uses are potentiall broblems. How Road (i.e. It is not the town the tow	ens on existing infrastrivill lead to the loss of which outweigh these a existing services and fattle intrinsic amenity vato its east may impact y accessible on foot, & ever, the site has no poot located within the D tegy for Boston).	ucture. Alt open spac adverse im cilities, & i alue & is no upon resion by bicycle otential to istributor l	e/green infrastruct pacts. is located within the ot agricultural land dential amenities. & public transport contribute directly Road (Likely Area	ture, its he town's d, it is not t & it will y to the of
Classification	Deve	lopable	(11-15)				
Flood risk Zone			No hazard			Depth	
Zone :			Low hazard	ome		to 0.25m	
Zone			Danger for s  Danger for r			25m to 0.50m	
Zone3	3b		Danger for a		1.0	0m to 1.0m 0m to 2.0m .0m	
'					'		

Reference	Sts002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Fr	ampton Place, Boston		
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity from planning
<b>Availability</b>	Is the site available	e? Yes		permissions:
explanation	Although there is no p	lanning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	Yes		
explanation	low (although flood m		t is too small to be alloc	ture costs are likely to be relatively cated, but there is a reasonable ompleted before year 10)
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	)	4	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - it LOCATION - it is acces existing built-up area. SITE CHARACTERISTIC it is not agricultural lar TRANSPORT - services However, the site has is not located within t Strategy for Boston). If the intensification of a	sible to the town's existing S - there are no nearby 'bac nd & is previously develope & facilities are potentially no potential to contribute the Distributor Road (Likely	nor place undue burder services and facilities, & I neighbour' uses, the si d. accessible on foot, & by directly to the delivery Area of Assessment) de traffic problems - the si subject to Highway Autl	ns on, existing infrastructure. It is located within the town's lite has little intrinsic amenity value, which is bicycle & public transport. It is a Boston Distributor Road (i.e. It is little in the 2006 Transport ite's development would require
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Sts003 Settlement: Boston	Phase two SHLAA sites
Address	Land to the north of Staniland Road, Boston	
Site area (Hectares)	0.26 Site capacity at 30 dph: 8 Site capacity at 25 dph: 6 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site available?	permissions:
Explanation	Although there is no planning permission or allocation, there are no known	egal or ownership problems.
Achievability	Is the site achievable?  Yes	
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure (although flood mitigation costs are likely). If it is released by its owner and development, there is a reasonable prospect that it would be developed (as be completed before year 10)	promoted for residential
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	
Suitability	Is the site suitable?	
	ENVIRONMENTAL IMPACTS - although it would not have adverse impacts o the site is currently amenity grassland which contributes positively to the ch development would have harmful effects upon that character.  INFRASTRUCTURE - it will lead to the loss of existing infrastructure - the site LOCATION - it is accessible to the town's existing services and facilities, & is existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, & it is no is not previously developed land, and the site has some intrinsic amenity val TRANSPORT - services & facilities are potentially accessible on foot, & by bid not create or exacerbate traffic problems. However, the site has no potential delivery of a Boston Distributor Road (i.e. It is not located within the Distribut Assessment) defined in the 2006 Transport Strategy for Boston).  Unsuitable, due to adverse environmental impacts, & loss of green infrastru	is currently amenity grassland. located within the town's t agricultural land. However, it ue ycle & public transport & it will all to contribute directly to the utor Road (Likely Area of
Classification	Undevelopable	
Flood risk	Zone 1  Zone 2  Zone 3a  Zone3b  No hazard  Low hazard  Danger for some  Danger for most  Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Sts004	Settlement:	Boston	Phase two SHLAA sites
Address	Greylands, Broadfield La	nne, Boston		
Site area (Hectares)	0.23 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity 13 from planning
Availability	Is the site available	? Yes		permissions:
Explanation	B/10/0331 - permission	for the construction of 1	3 dwellings.	
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigation	on costs are likely). Plani development will soon b	ng permission is outstand	ure costs are likely to be low ding and there is a reasonable b begin in year 6, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		13	
Suitability	Is the site suitable?	Yes		
	area, & it would not hav INFRASTRUCTURE - it wi LOCATION - it is accessible existing built-up area. SITE CHARACTERISTICS - it is not agricultural land TRANSPORT - services & not create or exacerbate delivery of a Boston Dist Assessment) defined in the services of the se	re adverse impacts on na ill not lead to the loss of, ble to the town's existing there are no nearby 'ba I & is previously develope a facilities are potentially e traffic problems. Howe	tural and heritage assets nor place undue burden services and facilities, & d neighbour' uses, the sited. accessible on foot, & by ver, the site has no potent located within the Distregy for Boston).	offects upon the character of the series on, existing infrastructure. It is located within the town's the has little intrinsic amenity value, bicycle & public transport, & it will not at the contribute directly to the cibutor Road (Likely Area of
Classification	Devel	opable (06-10)		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Sts005	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the rear of 4	-20 Sleaford Road, Boston		
Site area (Hectares)	0.23 Site capacit at 30 dph:	y 7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity 8 from planning
Availability	Is the site availa	Yes		permissions:
Explanation	Full planning permiss	sion is outstanding (ref. B/12	/0145) for the construc	tion of 12 dwellings, with 8 unbuilt.
Achievability	Is the site achiev	yable? Yes		
Explanation	(although flood mitig		ing permission is outsta	ure costs are likely to be low nding and it is likely that the site ar 10)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	): 15: 20	8	
Suitability	Is the site suitab	Yes		
	INFRASTRUCTURE - i LOCATION - it is acce existing built-up area SITE CHARACTERISTI it is not agricultural I TRANSPORT - service not create or exacer delivery of a Boston Assessment) defined	essible to the town's existing a. CS - there are no nearby 'ba and & is previously develope es & facilities are potentially	nor place undue burder services and facilities, & d neighbour' uses, the si ed. accessible on foot, & by yer, the site has no pote t located within the Dist egy for Boston).	is on, existing infrastructure. It is located within the town's  Ite has little intrinsic amenity value,  bicycle & public transport, & it will  Intial to contribute directly to the
Classification	De	velopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Wes001	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Fr	reshney Way, Boston		
Site area (Hectares)	0.37 Site capacity at 30 dph:	11 Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning
Availability	Is the site availab	le?		permissions:
Explanation	Although there is no p	planning permission or alloc	ation, there are no know	vn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(flood mitigation & ed		o known issues of princi	ure costs are likely to be moderate ple to prevent the site's immediate 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: )	9	
Suitability	Is the site suitable	Yes		
	LOCATION - it is relatively town's existing built-usure CHARACTERISTIC & it is not agricultural TRANSPORT - services not create or exacerbactery of a Boston D Assessment) defined in	vely accessible to the town' up area. us - there are no nearby 'bac land. However, it is not pre us & facilities are potentially a ate traffic problems. Howev	Is existing services and for the sirviously developed land, accessible on foot, & by yer, the site has no pote to located within the Distery for Boston).	bicycle & public transport, & it will ntial to contribute directly to the ributor Road (Likely Area of
Classification	Dev	elopable (11-15)		
		No hazard		

Reference	Wes002	,	Settlement:	D	oston		Phase two SHLAA sites
Address	Land to the south of N	orth Fort	y Foot Bank, Bo	ston			
Site area (Hectares)	37.92 Site capacity at 30 dph:	1138	Site capacity at 25 dph:	948	Site capacity at 20 dph:	758	Site capacity from planning
Availability	Is the site available	e?	Yes				permissions:
Explanation	Although there is no pl	anning p	ermission or allo	ocation, t	here are no kno	wn legal	or ownership problems.
Achievability	Is the site achieva	ble?	Yes				
Explanation	high (including flood m	nitigation be develon er supply	& education co oped, although	sts. None	theless, if it is al	located, delayed l	by the need to improve the
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			300 500 338			
Suitability	Is the site suitable	?	Yes				
	to be capable of mitigathe Boston Woods Pro LOCATION - it is relative the town's existing buit SITE CHARACTERISTICS amenity value, is Grade TRANSPORT - Services site has the potential twithin the Distributor Whilst its scale means likely to be capable of	ot have u will not le sting any ject area ely acces It-up area 5 - althou 6 - a gricu & facilitio o contrib Road (Lik that it ma mitigatin	nacceptable impad to the loss of infrastructure of search). sible to the towns. Sible to the sare potentiall ute directly to the ly Area of Assembly of the sare potentiall and sible to the sare potentiall of the sare potentiall sible to the sare potentiall of the sare potentiall and sible the sare potentiall of the same sare potentiall and sible the same sare potentiall of the same sare potentially and sare sare sare sare sare sare sare sare	pacts upo f existing apacity is in's existing nearby 'b' is not pre y accessile he delive ssment) of cerbate to lems.	n the character infrastructure, & sues it creates on services and for ad neighbour' uviously developed on foot, & by ry of a Boston D defined in the 20 raffic problems,	and appe & develop or exacerifacilities, uses & the ed. y bicycle istributo 006 Trans develop	pment on this scale is likely bates. (It is located within
Classification	Deve	lopabl	le (21-25)				
Flood risk Zone Zone Zone	e 2 e 3a	l	No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 0.5 1.0	Depth 1 to 0.25m 15m to 0.50m 10m to 1.0m 10m to 2.0m 10m

ldress	Land to the south of North Forty Foot Bank, Boston
te area (Hectares)	5.45 Site capacity at 30 dph: 164 Site capacity at 25 dph: 136 Site capacity at 20 dph: 109 Site capacity from planning
vailability	Is the site available?  Yes  Yes
planation	Outline planning permission (reference B/12/0171) is outstanding for the residential development of the majority of the site.
chievability	Is the site achievable?
planation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderal (although flood mitigation costs are likely). Planning permission is outstanding for the development of the majority of this land and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5:
	Delivered in yrs 6-10: 125 Delivered in yrs 11-15: 39
	Delivered in yrs 16-20
	Delivered in yrs 21-25:
ıitability	Is the site suitable? Yes
	ENVIRONMENTAL IMPACTS - its development would have no harmful effects upon the character of the area, & it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure (although it is located within the Boston Woods Project area of search).
	area, & it would not have adverse impacts on natural and heritage assets.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure

Reference	Wes004		Settlement:	Б	oston		Phase two SHLAA sites
Address	Land to the south of No	orth Fort	y Foot Bank, Bo	ston			
Site area (Hectares)	18.22 Site capacity at 30 dph:	547	Site capacity at 25 dph:	456	Site capacity at 20 dph:	364	Site capacity from planning
Availability	Is the site available	<b>e?</b>	Yes				permissions:
Explanation	Although there is no pl The owner indicates th					wn legal	or ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation		ng likely f	lood mitigation	costs). If	it is allocated, th	nere is a	costs are also likely to be reasonable prospect that it r 20)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 247			
Suitability	Is the site suitable	?	Yes				
Explanation	ENVIRONMENTAL IMPA heritage assets, its scal appearance of the area exisitng built-up area, a effectively. INFRASTRUCTURE - it v LOCATION - it is relativ the town's existing buil SITE CHARACTERISTICS amenity value, it is Gra TRANSPORT - services site has the potential to within the Distributor F The Highway Authority	ACTS - ale means and deversill not leely access t-up area although de 2 agri & facilities contribation (Likindicate nimodate accommodite eccommodite e	though its deve that it would in er, it is contained lopment on this add to the loss of sible to the towns. But there are no cultural land & es are potentiall ute directly to the loy Area of Assess that it is possible the traffic moved date additional	lopment evitably ed by stross scale also f, nor plate of the control of the contr	would not have a have major impa ong 'natural' feati so offers opportu- ice undue burder ing services and f pad neighbour' u- eviously develope ble on foot, & by ery of a Boston Di defined in the 20 Gilbert Drive & the from 547 dwelling ovements.	adverse cts upon ures & re nities to ns on, ex acilities, eses & the ed. bicycle istributo 006 Transe round gs on thi	elates well to the town's mitigate such impacts isting infrastructure. & is located adjacent to e site has little intrinsic & public transport, & the r Road (i.e. It is located sport Strategy for Boston). about onto Boardsides s site. North Forty Foot
Classification	Deve	lopabl	e (16-20)				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 0.5 1.0	Depth 1 to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m 30m

Reference	Wes005	Settlement:	Boston	Phase two SHLAA	sites $\square$
Address	Roseberry Meadows extension	on, Boston			
Site area (Hectares)	4.49 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	90 Site capacity from planning	120
Availability	Is the site available?	Yes		permissions:	
Explanation	Outline planning permission	(ref B/12/0171) is o	outstanding for the constr	uction of 120 dwellings	
Achievability	Is the site achievable?	Yes			
Explanation	Good achievability. Values ar low (although flood mitigation reasonable prospect that developed before year 10)	on costs are likely).	Planning permission is out	tstanding and there is a	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		120		
Suitability	Is the site suitable?	Yes			
	ENVIRONMENTAL IMPACTS - area, & it would not have add INFRASTRUCTURE - it will not (although it is located within LOCATION - it is accessible to existing built-up area.  SITE CHARACTERISTICS - alth amenity value, it is Grade 2 a TRANSPORT - services & facil not create or exacerbate trafof a Boston Distributor Road defined in the 2006 Transport Despite the issues with site of the services with site of the services of the services with site of the services with serv	verse impacts on not lead to the loss of the Boston Woods of the town's existing ough there are not regricultural land & illities are potentially fic problems, & the (i.e. It is located wort Strategy for Boston).	atural and heritage assets.  F, nor place undue burdens Project area of search).  g services and facilities, & nearby 'bad neighbour' us s not previously developer y accessible on foot, & by e site has the potential to ithin the Distributor Road on).	is located adjacent to the es & the site has little into d. bicycle & public transport contribute directly to the (Likely Area of Assessmen	e town's rinsic c, it will delivery
Classification	Developa	able (06-10)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a Ba	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Wes006	Settlement:	Boston	Phase two SHLAA sites	
Address	Roseberry Meadows, Bost	ton			
Site area (Hectares)	5.51 Site capacity at 30 dph:	Site capacity at 25 dph:	138 Site capacity at 20 dph:	from planning	86
Availability	Is the site available?	Yes		permissions:	
Explanation	Planning permission is out	tstanding for the cons	truction of 203 dwellings,	with 86 dwellings remaining.	
Achievability	Is the site achievable	? Yes			
Explanation	low (although flood mitiga	ation costs are likely).	Planning permission is ou	cure costs are likely to be relative atstanding and there is a e completed before year 10)	ely
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		86		
Suitability	Is the site suitable?	Yes			
	LOCATION - it is accessible existing built-up area. SITE CHARACTERISTICS - a amenity value, it is Grade TRANSPORT - services & finot create or exacerbate to	not lead to the loss of e to the town's existing although there are no 2 agricultural land & it acilities are potentially craffic problems, & the lad (i.e. It is located we port Strategy for Bost	f, nor place undue burder g services and facilities, & nearby 'bad neighbour' us s not previously develope y accessible on foot, & by e site has the potential to ithin the Distributor Roadon).	as on, existing infrastructure. A is located adjacent to the town ases & the site has little intrinsic and bicycle & public transport, it wil contribute directly to the delive I (Likely Area of Assessment)	11
Classification	Develo	pable (06-10)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m	

Reference	Wes007	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of the	ne North Forty Foot Drai	n, Boston	
Site area (Hectares)	66.24 Site capacity at 30 dph:	1987 Site capacity at 25 dph:	1656 Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site available	No		permissions:
Explanation	The site appears to be are unknown.	in seven separate owne	erships, and the intention	s of the owners of parts of the site
Achievability	Is the site achieva	Yes		
Explanation	(including likely flood	mitigation costs). If it is		octure costs are likely to be high conable prospect that it would be (5)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		400 500 500	
Suitability	Is the site suitable	Yes Yes		
	Although the majority town's built-up area is on this scale also offer INFRASTRUCTURE - it to be capable of mitig the Boston Woods Pro LOCATION - it is accessored site of the state of the second site of the potential of the Highway Authority Transport Assessment Distributor Road.	of its boundaries are despoorer than some others opportunities to mitig will not lead to the loss atting any infrastructure of piece area of search). It is is a services of a services	fined by strong 'natural' in major urban extension of ate environmental impact of existing infrastructure, capacity issues it creates a large of existing infrastructure, capacity issues it creates a large of existing infrastructure, capacity issues it creates a large of existing infrastructure, capacity issues it creates a large of existing in a large of existing in a large of existing in the sum of the consideration of the c	& development on this scale is likely or exacerbates. (It is located within the existing built-up area. uses & the site has little intrinsic
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wit001	Settlem	ent:	Boston	Phase two SHLAA sites
Address	Land to the west of Tat	tershall Road, B	oston		
Site area (Hectares)	0.4 Site capacity at 30 dph:	12 Site ca at 25 c		O Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	?	Yes	Ì	permissions:
Explanation	Although there is no pl	anning permissio	on or allocation	, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	ole?	Yes		
Explanation		ion costs are like	ely). If it is alloc	ated, there is a rea	cure costs are likely to be very low asonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12		
Suitability	Is the site suitable	?	No		
	of the area or upon her as part of a larger Loca site. INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS & it is not agricultural is TRANSPORT - although transport, & it will not	itage assets, it village assets, it village assets, it village stee, ar vill not lead to the ible to the town - there are no nand. However, it services & facilitate or exacer ton Distributor face the 2006 Transpillage assets of the 2006 Transpillage stee, are village assets of the 2006 Transpillage assets of the village	would have advelopmed its developmed loss of, nor possible sexisting servives are potent bate traffic processor Strategy for a district of the contract of the	erse impacts on na ient would be likely place undue burder ces and facilities, & ghbour' uses, the si sly developed land ially accessible on the blems, the site has ot located within t	armful effects upon the character stural assets - the site is identified by to have adverse impacts on this as on, existing infrastructure. It is located within the town's te has little intrinsic amenity value of the coot, & by bicycle & public is no potential to contribute directly the Distributor Road (Likely Area of
Classification	Unde	velopable		Ī	
Flood risk Zone Zone Zone Zone	2 3a	Low Dan Dan	nazard hazard ger for some ger for most ger for all		No Depth  0m to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wit002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Ta	attershall Road, Boston		
Site area (Hectares)	7.2 Site capacity at 30 dph:	216 Site capacity at 25 dph:	180 Site capacity at 20 dph:	144 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	Able? Yes		
Explanation	moderate (including s	ite clearance and flood m	nitigation costs). If it is all	octure costs are also likely to be ocated, there is a reasonable e completed before year 20)
Assumed delivery rate				
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15		125	
	Delivered in yrs 16-20	)	41	
	Delivered in yrs 21-25	5:		
Suitability	Is the site suitable	No No		
	in use as amenity ope reduce the public ame area's character and a INFRASTRUCTURE - alin use as amenity ope loss of existing infrast LOCATION - it is relative the town's existing bu SITE CHARACTERISTIC site has considerable at TRANSPORT - services not create or exacerbo of a Boston Distributo defined in the 2006 Trunsuitable, due to site	n space, sports pitches are enity value of the larger of appearance. Ithough it will not place un space, sports pitches are ructure & would exacerby vely accessible to the toward ilt-up area.  S - although there are no amenity value & is not professed in the second in	nd allotment gardens, & inpen space of which it for indue burdens on existing and allotment gardens, and ate existing shortfalls of rivin's existing services and inearby 'bad neighbour' deviously developed land. By accessible on foot, & big esite has the potential to vithin the Distributor Roaton).	e. Furthermore, the site is currently ts development would greatly ms part, and therefore harm the infrastructure, the site is currently dits development will lead to the ecreational open space. facilities, & is located adjacent to uses & it is not agricultural land, the y bicycle & public transport, it will contribute directly to the delivery d (Likely Area of Assessment)
Classification	Und	evelopable		
Flood risk	Zone 1	No hazard Low hazard		No Depth
	Zone 2	Danger for	some	0m to 0.25m
	Zone 3a	Danger for		0.25m to 0.50m
	Zone3b	_		0.50m to 1.0m
		Danger for	all	1.0m to 2.0m
				>2.0m

Reference	Wit003	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Tatte	ershall Road, Boston		
Site area (Hectares)	34.83 Site capacity at 30 dph:	1045 Site capacity at 25 dph:	871 Site capacity at 20 dph:	697 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plan	ining permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	flood mitigation costs are	e also likely).If it is alloc	out opening-up infrastructur cated, there is a reasonable c completed before year 25	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		400 500 145	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPAC development would have town is poor, and it woul countyside character. INFRASTRUCTURE - it wil (although it is located wit LOCATION - although it is located within or adjacer SITE CHARACTERISTICS - amenity value, it is Grade TRANSPORT - services & not create or exacerbate	errs - although it would be harmful effects upon did create an incongruour line lead to the loss of thin the Boston Woods is relatively accessible to to the existing built-talthough there are no real agricultural land & if facilities are potentially traffic problems, & the load (i.e. It is located wisport Strategy for Boston	not have adverse impacts of the character of the areaus extension of developments, nor place undue burdens Project area of search). The town's existing servicular area. The area of pareaus of previously developed accessible on foot, & by be exite has the potential to cithin the Distributor Road (on).	on, existing infrastructure es and facilities, the site is not s & the site has little intrinsic . icycle & public transport, it will ontribute directly to the delivery
Classification	Undev	relopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wit004	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Ta	ttershall Road, Boston		
Site area (Hectares)	2.33 Site capacity at 30 dph:	70 Site capacity at 25 dph:	58 Site capacity at 20 dph:	47 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	B/07/0732 - permissio	n for the construction of 1	13 dwellings. 27 dwellir	ngs remaining.
Achievability	Is the site achieva	ble? Yes		
Explanation		outstanding, the site is un empleted (assumed to be		ere is a reasonable prospect that 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		27	
Suitability	Is the site suitable	? Yes		
	area, & it would not had INFRASTRUCTURE - it would not had INFRASTRUCTURE - it would not had some constant of the constant of the delivery of a Bostassessment) defined in	ave adverse impacts on navill not lead to the loss of, sible to the town's existing 5 - there are no nearby 'band & is previously developed a services & facilities are procreate or exacerbate traff	eural and heritage asset nor place undue burder services and facilities, & d neighbour' uses, the s id land. etentially accessible on c problems, the site has t is not located within the gy for Boston).	fects upon the character of the s.  ns on, existing infrastructure.  is is located within the town's  ite has little intrinsic amenity value,  foot, & by bicycle & public  s no potential to contribute directly the Distributor Road (Likely Area of
Classification	Deve	elopable (06-10)		
Z Z	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m

leference	Wit005	Settlement:	Boston	Phase two SHLAA sites L
Idress	Land to the west of Longh	nurst Gardens, Boston		
te area (Hectares)	0.88 Site capacity at 30 dph:	26 Site capacity at 25 dph:	22 Site capacity at 20 dph:	18 Site capacity from planning
vailability	Is the site available?	No		permissions:
planation	The site is in a single own	ership, but their intentio	ons for the land are unk	known.
chievability	Is the site achievable	Yes		
planation		n costs are likely). If it is	allocated, there is a rea	ture costs are likely to be very low asonable prospect that it would be 5)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 2	
uitability	Is the site suitable?	Yes		
	LOCATION - it is accessibl existing built-up area. SITE CHARACTERISTICS - t & it is not agricultural lan TRANSPORT - although se transport, the site has no is not located within the I	e to the town's existing there are no nearby 'bac d. However, it is not previces & facilities are popotential to contribute Distributor Road (Likely Highway Authority indicaterial impact upon the	services and facilities, & I neighbour' uses, the s viously developed land itentially accessible on directly to the delivery Area of Assessment) de tates that this site shou ne local highway netwo	foot, & by bicycle & public of a Boston Distributor Road (i.e. If fined in the 2006 Transport Id be capable of accommodating rk.
lassification	Undev	elopable		
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Wit006	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Hor	rncastle Road, Boston		
Site area (Hectares)	2.88 Site capacity at 30 dph:	86 Site capacity at 25 dph:	72 Site capacity at 20 dph:	58 Site capacity from planning
Availability	Is the site available	No No		permissions:
Explanation		n two separate ownwers s' intentions for the land		oximately half the site has not
Achievability	Is the site achievab	Yes		
Explanation	moderate (including sit	e clearnace and flood mi	tigation costs).If it is alloca	ure costs are also likely to be ated, there is a reasonable completed before year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 36	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA area. The site adjoins a is considered that its set these natural and herita INFRASTRUCTURE - it was LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS amenity value, part of it TRANSPORT - although transport, & it will not of the delivery of a Bost Assessment) defined in Despite the issues with	ACTS - its development work Local Wildlife Site and a shritive development work age assets. Will not lead to the loss of its to the town's existing although there are no reason to a services & facilities are proceeded from Distributor Road (i.e. the 2006 Transport Strats site characteristics and to the control of the co	rould not have harmful eff Park/Garden of Special Hi uld be unlikely to have sign , nor place undue burdens g services and facilities, & nearby 'bad neighbour' use ne majority is not previous notentially accessible on for fic problems, the site has a It is not located within th	oot, & by bicycle & public no potential to contribute directly e Distributor Road (Likely Area of
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Wit007	Settlement:	Boston	Phase two SHLAA sites
Land to the west of Hor	ncastle Road, Boston		
1.16 Site capacity at 30 dph:	35 Site capacity at 25 dph:	29 Site capacity at 20 dph:	23 Site capacity from planning permissions:
Is the site available	No No		permissions.
			ners of the majority of the site
Is the site achievab	Yes		
moderate (including site	e clearance and flood mi	tigation costs). If it is allo	cated, there is a reasonable
Delivered in yrs 1-5:			
Delivered in yrs 6-10:		24	
		11	
•			
•			
INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS amenity value, part of i TRANSPORT - although transport, & it will not of to the delivery of a Bost Assessment) defined in	rill not lead to the loss of, ble to the town's existing - although there are no ret is agricultural land, & the services & facilities are pereate or exacerbate traff ton Distributor Road (i.e. the 2006 Transport Straff	nor place undue burden g services and facilities, & nearby 'bad neighbour' us the majority is not previou otentially accessible on f fic problems, the site has It is not located within the negy for Boston).	is on, existing infrastructure. It is located within the town's It is located within the town'
Unde	velopable		
la Ba	Danger for m	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	Land to the west of Hore  1.16 Site capacity at 30 dph:  Is the site available.  The site appears to be in have not been identified.  Is the site achievable.  Moderate achievability moderate (including sit prospect that it would be in the site sin yrs 1-5:  Delivered in yrs 1-5:  Delivered in yrs 1-1-15:  Delivered in yrs 16-20  Delivered in yrs 21-25:  Is the site suitable?  The site is in scale with ENVIRONMENTAL IMPA area, & it would not have in the site in scale with environmental in the site in the site in the site in scale with environmental in the site in the site in the site in scale with environmental in the site in scale with environmental in the site in the site in the site in scale with environmental in the site in t	Land to the west of Horncastle Road, Boston  1.16 Site capacity at 30 dph: at 25 dph:  Is the site available? No  The site appears to be in at least three separate have not been identified. Owners' intentions for list the site achievable?  Moderate achievability. Values are moderate, and moderate (including site clearance and flood mit prospect that it would be developed (assumed the suitable in the site site site. Separate in the site suitable?  The site is in scale with the 6,111 dwellings whice ENVIRONMENTAL IMPACTS - its development wherea, & it would not have adverse impacts on not in the site in site in scale with the same action. Location - it is accessible to the town's existing existing built-up area.  SITE CHARACTERISTICS - although there are no not amenity value, part of it is agricultural land, & till TRANSPORT - although services & facilities are put transport, & it will not create or exacerbate traff to the delivery of a Boston Distributor Road (i.e. Assessment) defined in the 2006 Transport Strate Despite the issues with site characteristics and to be a support of the same and the same and	Land to the west of Horncastle Road, Boston  1.16

Reference	Wit008	:	Settlement:	Boston	Phase two SHLAA sites
Address	Former industrial prem	ises to tl	ne south of Norf	olk Street, Boston	
Site area (Hectares)	1.21 Site capacity at 30 dph:	36	Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	The Borough Council ha of 48 dwellings.	s resolv	ed to grant plan	ning permission (referenc	te B/16/007) for the development
Achievability	Is the site achievab	le?	Yes		
Explanation	clearance, flood mitigat	ion, dec	ontamination &	education costs). Resolut	ture costs are likely to be high (site tion to grant planning permission, amed to begin in year 8, and to be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			14 34	
Suitability	Is the site suitable?	•	Yes		
	redevelopment will not INFRASTRUCTURE - it wallocated as employmenthat it should be de-allo BOE013). LOCATION - it is highly a existing built-up area. SITE CHARACTERISTICS developed, & there are TRANSPORT - although transport, it has no potelocated within the Distribustory. The Highway Associated Structure is the second structure of the second structure of the second structure.	harm the fill not point land, ocated for accessibular the site no near services ential to ibutor Ruthority ite wou	the character and lace undue burd the SE Lincs LP E or employment of the to the town's the has no intrinsicity bad neighbor & facilities are contribute directionad (Likely Area) indicates that, id be acceptable	I appearance of the area. lens on existing infrastructemployment Land Technicuse, to allow the market the existing services and facility camenity value, is not agree of the camenity value, is not agree of the camenity accessible on facility to the delivery of a Bound of Assessment) defined it is subject to suitable design the without any material imparts.	tural or heritage assets & the site's ture &, although the site is cal Paper (August 2015) concludes o decide its future use (reference ities, & is located within the ricultural land, is previously foot, & by bicycle & public oston Distributor Road (i.e. It is not in the 2006 Transport Strategy for of the road layout, the pact upon the local highway
Classification	Deve	lopabl	e (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wit009	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Fo	ountain Lane, Boston		
Site area (Hectares)	0.29 Site capacity at 30 dph:	9 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	_	lanning permission or all hey are acting together	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	(although flood mitigat	tion costs are likely). The	e site is too small to be allo	ture costs are likely to be low ocated, but there is a reasonable ompleted before year 10).
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9	
Suitability	Is the site suitable	Yes		
	adverse impacts on heimpacts could be preve INFRASTRUCTURE - it v LOCATION - it is highly existing built-up area. SITE CHARACTERISTICS it is not agricultural lan TRANSPORT - although transport, & it will not to the delivery of a Bos Assessment) defined in	eritage assets (the Bostor ented by careful design. will not lead to the loss of accessible to the town's accessible town's accessible to the town	of, nor place undue burder existing services and faci bad neighbour' uses, the soped land. potentially accessible on effic problems, the site has	ne site's development could have learby listed buildings), any such as on, existing infrastructure. Ilities, & is located within the town's lite has little intrinsic amenity value, foot, & by bicycle & public is no potential to contribute directly the Distributor Road (Likely Area of considered suitable.
Classification	Deve	elopable (06-10)		

Reference	Wit010	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of Tatte	ershall Road, Boston		
Site area (Hectares)	0.12 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	B/11/0379 - permission t	for the construction of 10	dwelings outstanding.	
Achievability	Is the site achievabl	e? Yes		
Explanation	(although flood mitigation	on costs are likely). Planni	ng permission is outsta	rure costs are likely to be very low nding and there is a reasonable and be completed before year 10)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable?	Yes		
	LOCATION - it is accessib existing built-up area. SITE CHARACTERISTICS - it is not agricultural land, TRANSPORT - although s transport, & it will not cr	I not lead to the loss of, and lead to the town's existing of there are no nearby 'bad'. & it is previously develously develously develous & facilities are posente or exacerbate trafficon Distributor Road (i.e. I he 2006 Transport Strate	nor place undue burden services and facilities, & neighbour' uses, the si ped land. tentially accessible on f c problems, the site has t is not located within the gy for Boston).	is on, existing infrastructure. It is located within the town's  Ite has little intrinsic amenity value,  Ite oot, & by bicycle & public Ite no potential to contribute directly Ite has little intrinsic amenity value,  Ite has little intrinsic
Classification	Devel	opable (06-10)		
Flood fisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wit011	Settlement:	Boston	Phase two SHLAA sites
Address	49 Norfolk Street, Bostor	1		
Site area (Hectares)	0.14 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity 6 from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Planning permission is ou	utstanding for the constru	iction of 6 dwellings (re	ef B/11/0385)
Achievability	Is the site achievable	e? Yes		
Explanation	(although flood mitigatio	n costs are likely). Planni	ng permission is outsta	ure costs are likely to be low nding and there is a reasonable and be completed before year 10)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Suitability	Is the site suitable?	Yes		
	LOCATION - it is highly ac existing built-up area. SITE CHARACTERISTICS - & it is not agricultural lar TRANSPORT - although so transport, & it will not cr	I not lead to the loss of, recessible to the town's exthere are no nearby 'bad'nd. However, it is not prevervices & facilities are poseate or exacerbate trafficon Distributor Road (i.e. It he 2006 Transport Strate)	nor place undue burden isting services and facil neighbour' uses, the siviously developed land. tentially accessible on factorial problems, the site has is not located within the gy for Boston).	is on, existing infrastructure. ities, & is located within the town's te has little intrinsic amenity value, foot, & by bicycle & public no potential to contribute directly the Distributor Road (Likely Area of
Classification	Devel	opable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wit012	Settlement:	Boston	Phase two SHLAA sit	es 🗀
Address	Former Jewson Site, Tat	tershall Road, Boston			
Site area (Hectares)	0.31 Site capacity at 30 dph:	9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning	9
Availability	Is the site available	? Yes		permissions:	
Explanation	Full planning permission dwellings to be built	ı (ref. B/12/0279) is outst	anding for the construc	tion of 23 dwellings, with 9	
Achievability	Is the site achievab	Yes			
Explanation	(although flood mitigati		ing permission is outsta	ture costs are likely to be low Inding and there is a reasonab	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9		
Suitability	Is the site suitable?	Yes			
	INFRASTRUCTURE - it w LOCATION - it is highly a existing built-up area. SITE CHARACTERISTICS it is not agricultural lanc TRANSPORT - although transport, & it will not o to the delivery of a Bost Assessment) defined in	there are no nearby 'bac I, & it is previously develo services & facilities are poreate or exacerbate traffi	nor place undue burder kisting services and faci I neighbour' uses, the si ped land. Itentially accessible on c problems, the site has t is not located within the egy for Boston).	ns on, existing infrastructure. lities, & is located within the t ite has little intrinsic amenity of foot, & by bicycle & public is no potential to contribute di the Distributor Road (Likely Ar	value,
Classification	Deve	opable (06-10)			
Flood Fisk	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Wit013	Settlement:	Boston	Phase two SHLAA sites
Address	Land between Tattersh	all Road and the Withar	n Way Country Park, Bos	ton
Site area (Hectares)	57.67 Site capacity at 30 dph:	1730 Site capacity at 25 dph:	Site capacity at 20 dph:	#### Site capacity from planning
Availability	Is the site available	No No		permissions:
Explanation				ions of the majority of the site's ctares of the site cannot been
Achievability	Is the site achievab	Yes		
Explanation	(including likely flood m	nitigation costs). If it is a		cture costs are likely to be high nable prospect that it would be 5)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		400 500 500	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA north, and upon the Co and design. Though the area is poorer than som to mitigate environmen INFRASTRUCTURE - it v likely to be capable of mithin the Boston Wood LOCATION - it is accessi SITE CHARACTERISTICS amenity value, it is gract TRANSPORT - Services & site has the potential to within the Distributor R The Highway Authority comprehensive Transpoexpected to have a mat junction.	ACTS - its development untry Park to its south a site is contained by strue other options. Nonet ital impacts effectively. Will not lead to the loss onitigating any infrastructured of the project area of search ble to existing services, although there are note 1 agricultural land & facilities are potential ocontribute directly to so ad (Likely Area of Asse indicates that the devent Assessment. It would erially harmful impact to	and west, but these impaining 'natural' boundaries, heless, development on the of existing infrastructure, sture capacity issues it creatly.  & is located adjacent to a nearby 'bad neighbour' to be previously developed to be delivery of a Boston Eassment) defined in the 2 dopment of this site could attract a lot of vehicle nupon, in particular, Redca	act upon a listed building to its cts can be avoided by good layout its relationship with the built-up this scale also offers opportunities.  & development on this scale is eates or exacerbates. (It is located the existing built-up area. uses & the site has little intrinsic
Classification	Unde	velopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for Danger for Danger for	most	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m
		1		

Reference	Wit014	Settlement:	Boston	Phase two SHLAA sites
Address	18 Wide Bargate, Boston			
Site area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Full planning permission ( provide 10 dwellings, a re			on of the former Post Office to
Achievability	Is the site achievable	Yes		
Explanation		tstanding and there is a	reasonable prospect th	ure costs are likely to be low. at development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable?	Yes		
	Boston Conservation Area INFRASTRUCTURE - it will LOCATION - it is highly acceptable with a substitution of the constitution o	adverse impacts on her o), any such impacts car not lead to the loss of, cessible to the town's e here are no nearby 'back. However, the building rvices & facilities are posted to the town's e ate or exacerbate traffin Distributor Road (i.e. e 2006 Transport Strate	tage assets (the building be prevented by careful nor place undue burden kisting services and facily in the properties of the properties of the problems, the site has to is not located within the properties of the problems	g is listed, & is located within the il design. is on, existing infrastructure. ities, & is located within the town's ot agricultural land, & it is sic amenity value - it is a listed
Classification	Develo	pable (06-10)		
Z. Z.	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Wyb001 Settlement: Boston Phase two SHLAA sites
ddress	Land to the north of Tytton Lane East, Boston
te area (Hectares)	0.97 Site capacity 29 Site capacity 24 Site capacity 19 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
vailability	Is the site available?  Yes
planation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
planation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
xplanation	The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Bosto ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and heritage assets, this site (considered in isolation) is poorly related to the town's existing built form, and would extend development into an area with a rural character, to the detriment of that character. It is only
	ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and
lassification	ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and heritage assets, this site (considered in isolation) is poorly related to the town's existing built form, and would extend development into an area with a rural character, to the detriment of that character. It is only if considered together with all undeveloped land bounded by Tytton Lane East, Wyberton Low Road and the A16 (see site Wyb033) that environmental impacts would potentially be acceptable.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is accessible to the town's existing services and facilities, & is located adjacent to the town's existing built-up area.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & the site has little intrinsic amenity value, it is grade 1 agricultural land, & is not previously developed land.  TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems, the site has no potential to contribute direct to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).

Reference	Wyb002	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of Ty	ytton Lane East, Boston		
Site area (Hectares)	21.35 Site capacity at 30 dph:	640 Site capacity at 25 dph:	534 Site capacity at 20 dph:	427 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	high (with flood mitiga	ition costs also likely). If i		ture costs are likely to be relatively easonable prospect that it would be 25)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 250 250 90	
Suitability	Is the site suitable	? No		
	heritage assets, develor incongruous, and would of that character. INFRASTRUCTURE - it was LOCATION - although it within or adjacent to the SITE CHARACTERISTICS amenity value, it is gratansport, & it will not to the delivery of a Bos Assessment) defined in	opment in this location wild extend development in will not lead to the loss of the existing built-up area and a large and the existing built-up area and a large and a services & facilities are create or exacerbate tra	ould appear unrelated to not on an area with a strongle, nor place undue burder to the town's existing service that the strongly beautiful to the town's existing service that the strongly develop potentially accessible on fific problems, the site has the strongly for Boston).	adverse impacts on natural and the existing settlement & visually y rural character, to the detriment as on, existing infrastructure. Vices and facilities, it is not located sess & the site has little intrinsic ed land. If soot, & by bicycle & public is no potential to contribute directly the Distributor Road (Likely Area of
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb003	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of Sw	ineshead Road, Boston		
Site area (Hectares)	3.78 Site capacity at 30 dph:	113 Site capacity at 25 dph:	94 Site capacity at 20 dph:	76 Site capacity from planning permissions:
Availability	Is the site available	? Yes		,
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knowr	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood miti	igation costs are likely).		e costs are likely to be relatively easonable prospect that it would .5)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 63	
Suitability	Is the site suitable?	No		
	assets, & would not hav INFRASTRUCTURE - it will LOCATION - it is relative the town's existing built SITE CHARACTERISTICS - amenity value, it is best TRANSPORT - services & likely that the site could Highway Authority combeen identified, it is considered.	e harmful effects upon to ill not lead to the loss of ally accessible to the town-up area - although there are no to and most vesatile agricular facilities are potentially be developed without of ments that, whilst no found is idered to be inapproprized in the communication of the	nearby 'bad neighbour' use ultural land, & is not previo accessible on foot, & by b creating or exacerbating tra rmal route for the Boston E	on, existing infrastructure. ilities, & is located adjacent to s & the site has little intrinsic
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb004		ettlement:		oston		Phase two SHLAA sites	
Address	Land to the west of We	st End Ro	oad, Boston					
Site area (Hectares)	6.92 Site capacity at 30 dph:	208	Site capacity at 25 dph:	173	Site capacity at 20 dph:	138	Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	nning pe	ermission or all	ocation, t	here are no knov	wn legal	or ownership problems	•
Achievability	Is the site achievab	le?	Yes					
Explanation	Moderate achievability. low (although flood mit be developed (assumed	igation c	osts are likely)	If it is all	ocated, there is a	reason		-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 33				
Suitability	Is the site suitable?	•	No					
	ENVIRONMENTAL IMPA heritage assets, it would town's existing built-up character, to the detrim INFRASTRUCTURE - it w (although it is located w LOCATION - although it within or adjacent to th SITE CHARACTERISTICS is not previously develo may impact upon the air TRANSPORT - services & not create or exacerbat delivery of a Boston Dis Assessment) defined in Unsuitable, due to site of	d have ha area, and nent of the ill not lead vithin the is relative e existing - although ped land menities & facilitie e traffic particular the 2006	armful effects und would create and character. and to the loss of Boston Wood ely accessible of growing built-up area with the site has lower and problems, and Road (i.e. It is lower and streams of the	f, nor pla s Project o the tov ittle intrinit is adja- ure occup y accessil the site hocated wategy for	character of the a er of developmen ce undue burden area of search). vn's existing servi nsic amenity valu cent to a 'bad ne piers of any dwell ble on foot, & by as the potential of ithin the Distribu Boston).	area - the tin an a as on, existices and e, it is grighbour lings. bicycle at contrictor Road	ne site is unrelated to the rea with a strongly rural isting infrastructure facilities, it is not located agricultural land, use (a poultry unit) where the directly to the stream of	ed & nich
Classification	Unde	velopa	able					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3b	a		No hazard Low hazard Danger for s Danger for a Danger for a	nost		0m 0.2 0.5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m	

Reference	Wyb005	361	tlement:	D	oston	Phase two SHLAA	sites —
Address	Land to the east of Wes	t End Road	, Boston				
Site area (Hectares)	10.29 Site capacity at 30 dph:		te capacity 25 dph:	257	Site capacity at 20 dph:	206 Site capacity from planning	
Availability	Is the site available	?	Yes			permissions:	
Explanation	Although there is no pla Multiple owners, but th			ocation, t	here are no knov	vn legal or ownership probl	ems.
Achievability	Is the site achievab	le?	Yes				
Explanation		on costs are	e likely). If it	is allocate	ed, there is a reas	ure costs are likely to be re sonable prospect that it wo (0)	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 9			
Suitability	Is the site suitable?		No				
	heritage assets, it would related to the town's excharacter, to the detrim INFRASTRUCTURE - it w (although it is located w LOCATION - it is relative the existing built-up are SITE CHARACTERISTICS amenity value, it is grad TRANSPORT - services &	d have harn disting built hent of that ill not lead within the Be ly accessib ha although le 1 agricult distance traffic pro tributor Ro the 2006 T	ful effects uf form & wou character. to the loss of oston Woods le to the toward land, & re potentiall oblems, and fad (i.e. It is loransport Stra	pon the of d extended extended extended for place of the content o	character of the a development into ce undue burden area of search). ng services and fa pad neighbour' us eviously develope ble on foot, & by as the potential to ithin the Distribution	bicycle & public transport, to contribute directly to the	oorly ural ent to sic it will
Classification	Unde	velopab	le				
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	la Ba		No hazard Low hazard Danger for s Danger for r Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

	Wyb006	•	Settlement:	J	oston		Phase two SHLAA sites
Address	Land to the west of Lor	ndon Roa	ıd, Boston				
Site area (Hectares)	Site capacity at 30 dph:	307	Site capacity at 25 dph:	256	Site capacity at 20 dph:	205	Site capacity from planning permissions:
Availability	Is the site available	e?	Yes				permissions:
Explanation	Although there is no pl Multiple owners, but the	• .		ocation, t	here are no knov	wn legal	or ownership problems.
Achievability	Is the site achieva	ble?	Yes				
Explanation		ion costs	are likely). If it	is allocat	ed, there is a rea	sonable	s are likely to be relatively prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 7			
Suitability	Is the site suitable	?	No				
Explanation	ENVIRONMENTAL IMP heritage assets, it wou would be poorly relate INFRASTRUCTURE - it w (although it is located to LOCATION - although it of the town's existing s SITE CHARACTERISTICS amenity value, it is gra TRANSPORT - although transport, the site's declose to an existing jun	ACTS - alid have he do to the evill not less within the tis located are represented as a large and the evillage and the evillage are represented as a large	though its devel armful effects u existing built for ad to the loss of a Boston Woods and adjacent to the nd facilities. If there are no rade 2 agricultu and facilities are and it has no pote cated within the ston).	opment pon the m. f., nor place Project ne existin nearby 'b ral land, opotential e traffic pential to de Distribu	would not have a character of the ce undue burder area of search). Ig built-up area, i bad neighbour' u. & is not previous ly accessible on fi roblems (it woul contribute direct itor Road (Likely	adverse is area - de area - de area - de area ex the a	evelopment in this location sisting infrastructure accessible to the majority are site has little intrinsic oped land. By bicycle & public at the creation of an access delivery of a Boston Assessment) defined in the
Classification	Unde	evelop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m .5m to 0.50m .0m to 1.0m .m to 2.0m .0m

Reference	Wyb007	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Ralp	hs Lane, Boston		
Site area (Hectares)	5.63 Site capacity at 30 dph:	Site capacity at 25 dph:	141 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation		gation costs are likely).	If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it would ar 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 119	
Suitability	Is the site suitable?	No		
	development to an area INFRASTRUCTURE - it wil (although it is located wir LOCATION - although it is of the town's existing ser SITE CHARACTERISTICS - amenity value, it is grade TRANSPORT - although so transport, & the site's de	that is currently semi-rul not lead to the loss of thin the Boston Woods is located adjacent to the vices and facilities. although there are no real or grade 2 agriculturervices & facilities are period to the vices and facilities are period to the proposition of a Boston Distributor Red in the 2006 Transperson.	ural in appearance.  In nor place undue burde Project area of search).  In e existing built-up area,  In earby 'bad neighbour' un  I land, & is not previous  I is not previous  I is not located  I is not located  I is not Strategy for Boston).	foot, & by bicycle & public t has no potential to contribute within the Distributor Road (Likely
Classification	Undev	relopable		
Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Wyb008	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of New H	lammond Beck Road	d, Boston	
Site area (Hectares)	1.27 Site capacity at 30 dph:	38 Site capacity at 25 dph:	32 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no planni	ng permission or all	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		costs are likely). If it	is allocated, there is a rea	cure costs are likely to be very low asonable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 14	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPACTS heritage assets, it would ha built form, and would inten has a countryside character INFRASTRUCTURE - it will n LOCATION - although it is re within or adjacent to the ex SITE CHARACTERISTICS - alt amenity value, it is grade 2 TRANSPORT - services & fac site's development would n delivery of a Boston Distrib Assessment) defined in the Unsuitable, due to adverse	S - although its developed and the loss of	lopment would not have a upon the character of the nan area where building is of, nor place undue burder to the town's existing servenesty but he town's existing servenesty but	bicycle & public transport, the tial to contribute directly to the
Classification	Undeve	lopable		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wyb009	Set	tlement:	Во	oston	ı	Phase two SHLA	A sites $\square$
Address	Land to the south of Ty	rtton Lane E	ast, Boston					
Site area (Hectares)	20.91 Site capacity at 30 dph:		te capacity 25 dph:	523	Site capacity at 20 dph:		Site capacity from planning	500
Availability	Is the site available	<b>?</b>	Yes				permissions:	
Explanation	Although planning perr permission for the mixe			-	-		_	t planning
Achievability	Is the site achieval	ble?	Yes					
Explanation	Moderate achievability high (and flood mitigat permission for the site' (assumed to begin in yo	ion costs ar s developm	e likely). Not ent, and the	netheless, re is a rea	the Council has sonable prospe	resolved	to grant planning	g
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:			200				
	•			250				
	Delivered in yrs 11-15:							
	Delivered in yrs 16-20 Delivered in yrs 21-25:			50				
Suitability	Is the site suitable	?	Yes					
	ENVIRONMENTAL IMPA assets, & would not ha countryside character, three sides. INFRASTRUCTURE - it v LOCATION - it is relativ the existing built-up are SITE CHARACTERISTICS is not previously develor impact on the amenitie is considered that develor TRANSPORT - services site's development woodelivery of a Boston Dis Assessment) defined in Despite the issues with	ve harmful as its appea will not lead ely accessible a although oped land. Fes that wou elopment or & facilities auld not creatibutor Root the 2006 T	effects upon trance is dor to the loss of le to the tow the site has furthermore d be enjoyen this scale of the traffic propert ad (i.e. It is larger)	the chara ninated by of, nor plac yn's existic little intrir , it is adjac d by new of ffers oppo ly accessib oblems, & ocated wi ategy for I	the area of the area of the existing december of the existing december of the existing december of the existing at the existing of the existin	n - the site evelopment ns on, exi- facilities, ue, it is greeighbour eastern e igate such y bicycle & ntial to coutor Road	e does not have a nt which surroun sting infrastructu & is located adja rade 1 agricultura use (the A16), w end of the site. He n impacts effectiv & public transpor ontribute directly	n open ds it on  ire. cent to il land & hich may owever, it vely. t, the
Classification	Deve	lopable	(16-20)					
Flood risk	ne 1		No hazard			No	Depth	
I IOOU IISK	ne 2		Low hazard				to 0.25m	
	ne 3a		Danger for	some			5m to 0.50m	
	ne3b		Danger for					
20	ilie3D		Danger for			1.0	0m to 1.0m m to 2.0m	
						>2.0	uin	

Reference	Wyb010		Settlement:	В	oston	Phas	e two SHLAA s	ites 🗀
Address	Land to the east of Lon	don Roa	d, Boston					
Site area (Hectares)	6.21 Site capacity at 30 dph:	186	Site capacity at 25 dph:	155	Site capacity at 20 dph:	fron	capacity n planning	
Availability	Is the site available	?	Yes			perr	missions:	
Explanation	Although there is no pla	anning p	ermission or all	ocation, t	there are no knov	vn legal or ov	vnership probl	ems.
Achievability	Is the site achievab	le?	Yes					
Explanation	Moderate achievability low (although flood mit be developed (assumed	igation o	costs are likely)	. If it is all	ocated, there is a	reasonable p		-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 11				
Suitability	Is the site suitable?	?	No					
	it would have harmful of development into an archave adverse impacts of includes a Habitat Actic INFRASTRUCTURE - it we LOCATION - although it of the town's existing so SITE CHARACTERISTICS value, it is grade 1 agric TRANSPORT - although transport, & the site's of directly to the delivery Area of Assessment) de Unsuitable, due to adverge	rea with no natura on Plan for ill not le is locate ervices a - althour lultural la services levelopn of a Bost fined in	a strongly rural al assets (the sit or traditional or ad to the loss ced adjacent to the facilities. It is a second and, & is not properties are not and, & is not properties are not con Distributor the 2006 Trans	characte e is an or rchards).  f, nor pla he existin  nearby 'l eviously o potential create tr. Road (i.e. port Straf	r, to the detrimer chard, and the Lir ce undue burden g built-up area, it cad neighbour' us developed land. Ily accessible on faffic problems, it lt is not located tegy for Boston).	nt of that chancolnshire Bions on, existing this less accesses, the site hoot, & by bicons and poten within the Dispersion of the bions	racter) and it rodiversity Actions infrastructure sible to the malas some amen ycle & public stributor Road	on Plan . ijority ity
Classification	Unde	velop	able					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for Danger for Danger for	nost		No Dept 0m to 0. 0.25m to 0.50m to 1.0m to >2.0m	.25m o 0.50m o 1.0m	

Reference	Wyb011	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Ty	tton Lane East, Boston		
Site area (Hectares)	0.6 Site capacity at 30 dph:	18 Site capacity at 25 dph:	Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Planning permission (re	f. B/12/0063) is outstand	ding for the construction c	of 28 dwellings
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigati	ion costs are likely). Full	planning permission is out	ire costs are likely to be low istanding and there is a in year 6, and be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		28	
Suitability	Is the site suitable?	Yes		
	assets, & would not hav INFRASTRUCTURE - it w LOCATION - it is relative the existing built-up are SITE CHARACTERISTICS & it is not agricultural la TRANSPORT - services & site's development wou delivery of a Boston Dis Assessment) defined in	ve harmful effects upon to fill not lead to the loss of ely accessible to the towner.  - there are no nearby 'band.  - thought however, it is not provided in the control of the control o	the character of the area. f, nor place undue burdens n's existing services and fa ad neighbour' uses, the site reviously developed land. y accessible on foot, & by blems, & it has the potentiocated within the Distribut	
Classification	Deve	lopable (06-10)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb012		Settlement:	Boston	Phase two SHLAA sites
Address	Land to the east of Wyb	oerton W	est Road, Bost	on	
Site area (Hectares)	10.83 Site capacity at 30 dph:	325	Site capacity at 25 dph:	271 Site capacity at 20 dph:	217 Site capacity from planning permissions:
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	anning p	ermission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	ole?	Yes		
Explanation	high (and flood mitigati	on costs	are likely). If it		ture costs are likely to be relatively asonable prospect that it would be 20)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 25	
Suitability	Is the site suitable?	?	No		
	natural assets, it would to the town's existing be character, to the detrin major urban extension INFRASTRUCTURE - it we (although it is located we LOCATION - although it within or adjacent to the SITE CHARACTERISTICS amenity value, it is grace TRANSPORT - services & site's development would to the total control of the site of t	have ha uilt forment of t is pursue will not le vithin the is relative e existin - although 1 agrick facilitie ld not contributor the 200	rmful effects up a, and would exhat character. Ned at site Sou00 and to the loss on a Boston Wood vely accessible to be built-up area. By there are no cultural land & it as are potentially reate traffic pro Road (i.e. It is left for the control of the control o	con the character of the attend development into an I.B. The significance of the 6.  If, nor place undue burde is Project area of search). To the town's existing service in the control of the control o	adverse impacts on historic or area - the site has little relationship in area with a strongly rural lese issues would be reduced if a ins on, existing infrastructure vices and facilities, it is not located uses and the site has no intrinsic led land.  If y bicycle & public transport, the intial to contribute directly to the lutor Road (Likely Area of
Classification	Unde	velop	able		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb013		settlement:		oston	Phase two SHLAA sites
Address	Land to the south of Sw	vineshea	d Road, Boston			
Site area (Hectares)	2.84 Site capacity at 30 dph:	85	Site capacity at 25 dph:	71	Site capacity at 20 dph:	57 Site capacity from planning permissions:
Availability	Is the site available	?	Yes			permissions:
Explanation	Allocated as a housing ownership problems.	site in th	e Boston Borou	gh Local	Plan (April 1999)	. There are no known legal or
Achievability	Is the site achieval	ole?	Yes			
Explanation	high (flood mitigation, Centre). Nonetheless,	educatio if it is allo upply &	n, & site clearar ocated, it is likel	nce costs, y to be d	, & upgrades to t eveloped, though	ture costs are likely to be relatively he Frampton Water Recycling h commencement may be delayed d to begin in year 10, & be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			25 60		
Suitability	Is the site suitable	?	Yes			
	and would not have ha available. INFRASTRUCTURE - it we LOCATION - it is relative the existing built-up are SITE CHARACTERISTICS is not agricultural land TRANSPORT - services the potential to contribution Distributor Road (Likely Highway Authority indication (perhaps with some call potentially acceptable)	rmful eff vill not le ely acces ea there a & is prev & facilitie ute direc v Area of cates tha rriagewa out, as a with the from th	ad to the loss of sible to the tow are no nearby 'b iously develope as are potentially ctly to the delive Assessment) de at access could by y widening & hip point of princip e loss of some p	f, nor pla n's existi ad neighl d land. y accessi ery of a B fined in to be achiev ghway im le, it wou roperties	of the area - few ce undue burder ng services and foour' uses, the sible on foot, & by oston Distributo the 2006 Transported via the existin approvements). The ld be safer if accis fronting the A52	npacts on historic or natural assets, public views into the site are as on, existing infrastructure. In acilities, and is located adjacent to te has no intrinsic amenity value, it is bicycle & public transport, & it has record (i.e. It is located within the port Strategy for Boston). The grain access off Wortleys Lane the existing access off the A52 is the existing access off the A52 is the site could provide a route to butor Road.
Classification	Deve	lopabl	e (11-15)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for n Danger for a	nost		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb014	S	ettlement:	Boston		Phase two SHLAA	sites $\square$
Address	Land to the north of Gr	eat Fen R	Road, Boston				
Site area (Hectares)	17.36 Site capacity at 30 dph:	521	Site capacity at 25 dph:	434 Site of at 20	apacity 34 dph:	from planning	
Availability	Is the site available	?	Yes			permissions:	
Explanation	Although there is no pla	anning pe	ermission or all	ocation, there a	re no known leg	al or ownership prob	lems.
Achievability	Is the site achievab	ole?	Yes				
Explanation	Moderate achievability. high (and flood mitigati developed (assumed to	on costs	are likely). If it	is allocated, th	ere is a reasonab		-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20			50 250 221			
	Delivered in yrs 21-25:						
Suitability	Is the site suitable?	?	No				
	ENVIRONMENTAL IMPA natural assets, it would it is unrelated to the tor in an area of open counstill extend developmer location, in a manner the INFRASTRUCTURE - it would it is located would be used to the LOCATION - although it within or adjacent to the SITE CHARACTERISTICS amenity value, it is grace TRANSPORT - although transport, & the site's directly to the delivery and Area of Assessment) de Unsuitable, due to adverse	have har wn's exis atyside ch at very m nat would will not lea within the is relativ e existing alle 2 agric services levelopm of a Bost fined in t	rmful effects up ting built-up ar naracter. If it is uch further we d be poorly-rela ad to the loss o e Boston Wood rely accessible t g built-up area. th there are no rultural land & i & facilities are tent would not on Distributor is the 2006 Trans	con the charact ea, and would of considered in constituted to the exist f, nor place und se Project area of the town's extended the mearby 'bad ness not previously potentially accepted traffic potentially accepted traffic potentially accepted to the poort Strategy for	er of the area. If create an incongronjunction with a rent extent of the ting town. If search), cisting services are ighbour uses & toy developed land essible on foot, & roblems, it has not located withing Boston).	it is considered in iso ruous outlier of devel site Wes007, the site built-up area in this existing infrastructure and facilities, it is not look the site has no intrins aby bicycle & public potential to contrib	lation, opment would  c ocated ic
Classification	Unde	velopa					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 0.0m to 2.0m	

Reference	Wyb015	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Bo	oardsides, Boston		
Site area (Hectares)	3.03 Site capacity at 30 dph:	91 Site capacity at 25 dph:	76 Site capacity at 20 dph:	61 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no pl	lanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	low (although flood m		If it is allocated, there is	ture costs are likely to be relatively a reasonable prospect that it ore year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		50 41	
Suitability	Is the site suitable	? No		
	poorly related to the e INFRASTRUCTURE - it v LOCATION - although i within or adjacent to t SITE CHARACTERISTICS amenity value, it is gra TRANSPORT - services site's development wo delivery of a Boston Di Assessment) defined in	xisting town.  will not lead to the loss of t is relatively accessible to he existing built-up area. S - although there are no de 2 agricultural land & is & facilities are potentially	nor place undue burder to the town's existing servine to the town's existing servine to the servi	bicycle & public transport, the tial to contribute directly to the
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Wyb017		settlement:		oston		Phase two SHLAA sites
Address	Land to the south of Sw	vineshea	d Road, Boston				
Site area (Hectares)	16.53 Site capacity at 30 dph:	496	Site capacity at 25 dph:	413	Site capacity at 20 dph:	331	Site capacity from planning permissions:
Availability	Is the site available	?	Yes				permissions.
Explanation	Although there is no pla	anning po	ermission or allo	ocation, t	here are no knov	wn legal	or ownership problems.
Achievability	Is the site achievab	le?	Yes				
Explanation		on costs	are likely). If it	is allocat	ted, there is a rea	asonable	s are likely to be relatively prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 250 196			
Suitability	Is the site suitable?	?	No				
Explanation	ENVIRONMENTAL IMPA natural assets, it would appear incongruous in a significance of this issue INFRASTRUCTURE - it w (although it is located w LOCATION - it is relative the existing built-up are SITE CHARACTERISTICS amenity value, it is gract TRANSPORT - although transport, & the site's descriptions.	ACTS - althave ha an area we would be would be within the ely accesses although the 2 agrices elevelopm of a Bost fined in	though its development of the control of the contro	lopment on the clad developmajor sus f, nor pla s Project on's existinearby 'k s not prepotential create track and (i.e. poort Strat	would not have a haracter of the a pment is current stainable urban e ce undue burder area of search). ng services and f pad neighbour' us viously develope ly accessible on f affic problems, it It is not located regy for Boston).	adverse irea - deply fronta extension as on, ex acilities, ses & the d land. foot, & b has no p	oth development would ge only. [N.B. The is pursued at site Sou006.] isting infrastructure  & is located adjacent to e site has no intrinsic by bicycle & public
Classification	Unde	velop	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	а		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 0.5 1.0	Depth to 0.25m .5m to 0.50m .0m to 1.0m .m to 2.0m .0m

Reference	Wyb019	Settlement:	Boston	Phase two SHLAA	sites L
Address	Land to the south of Low	Road, Boston			
Site area (Hectares)	0.46 Site capacity at 30 dph:	14 Site capacity at 25 dph:	12 Site capacity at 20 dph:	9 Site capacity from planning	
vailability	Is the site available?	Yes		permissions:	
xplanation	Although there is no plar	nning permission or allocat	ion, there are no kno	wn legal or ownership prob	lems.
chievability	Is the site achievabl	e? Yes			
xplanation	(although flood mitigation		Illocated, there is a re	ture costs are likely to be ve asonable prospect that it w 5)	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 2		
uitability	Is the site suitable?	No			
	character, to the detrime INFRASTRUCTURE - it wil LOCATION - although it is within or adjacent to the SITE CHARACTERISTICS - amenity value, it is grade TRANSPORT - although s transport, & the site's dedirectly to the delivery o Area of Assessment) defi	ent of that character.  I not lead to the loss of, now a relatively accessible to the existing built-up area.  although there are no neaded a reprised a report of a report of a report of a report of the result of	or place undue burde the town's existing services trby 'bad neighbour' use the previously develope entially accessible on the traffic problems, in d (i.e. It is not located Strategy for Boston)	foot, & by bicycle & public t has no potential to contrib I within the Distributor Road	ocated ic ute
Classification	Undev	relopable			
loou risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Wyb021		Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Ty	tton Lan	e East, Boston		
Site area (Hectares)	2.59 Site capacity at 30 dph:	78	Site capacity at 25 dph:	65 Site capacity at 20 dph:	from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no plate owner indicates the				nown legal or ownership problems.
Achievability	Is the site achieval	ole?	Yes		
Explanation		tigation o	costs are likely).	If it is allocated, there	ucture costs are likely to be relatively is a reasonable prospect that it efore year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 28	
Suitability	Is the site suitable	?	No		
	would extend developr if considered together the A16 (see site Wyb0 INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS amenity value, it is grad TRANSPORT - although transport, & it will not detail to the consideration of	nent into with all u 33) that vill not le bible to th - although de 1 agric services create or ton Distr the 200	o an area with a indeveloped lar environmental ad to the loss one town's existingh there are no cultural land, & & facilities are exacerbate tratibutor Road (i.e. 6 Transport Stratings)	rural character, to the ad bounded by Tytton L impacts would potential, nor place undue burding services and facilities nearby 'bad neighbour is not previously developotentially accessible offic problems, the site has the potential to the site of the potential to the potential t	dens on, existing infrastructure.  5, & is located adjacent to the town's  1 uses & the site has little intrinsic
Classification	Unde	velop	able		
Flood risk Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wyb025	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the west of We	est End Road, Wybertor		
Site area (Hectares)	12.85 Site capacity at 30 dph:	386 Site capacity at 25 dph:	321 Site capacity at 20 dph:	257 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no plant Two owners, but they a		ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	high (and flood mitigat	ion costs are likely). If i		ture costs are likely to be relatively asonable prospect that it would be 20)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		50 250 86	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	No No		
	town's existing built-up character, to the detrin INFRASTRUCTURE - it w (although it is located w LOCATION - although it within or adjacent to the SITE CHARACTERISTICS amenity value, it is part TRANSPORT - services and create or exacerbation of a Boston Distributor defined in the 2006 Traulusuitable, due to adverse	rarea, and would create ment of that character will not lead to the loss of within the Boston Wood is relatively accessible he existing built-up area - although there are no city grade 1 and partly gr & facilities are potentia the traffic problems, & the Road (i.e. It is located was erse environmental imp	e an outlier of development of, nor place undue burder is Project area of search). to the town's existing servent onearby 'bad neighbour' unade 2 agricultural land, & ly accessible on foot, & by the site has the potential to within the Distributor Roace ton).	area - the site is unrelated to the nt in an area with a strongly rural as on, existing infrastructure vices and facilities, it is not located ses & the site has little intrinsic is not previously developed land. V bicycle & public transport, it will be contribute directly to the delivery di (Likely Area of Assessment)
Classification		evelopable		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Wyb026	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Slippe	ery Gowt Lane, Wyber	ton	
Site area (Hectares)	3.35 Site capacity at 30 dph:	Site capacity at 25 dph:	84 Site capacity at 20 dph:	67 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Planning permission for in or ownership problems. N	•	, -	etheless, there are no known legal
Achievability	Is the site achievable	? Yes		
Explanation		ation costs are likely).	If it is allocated, there is	cure costs are likely to be relatively a reasonable prospect that it ore year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 50	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPACT heritage assets, it would here. It will LOCATION - although it is within or adjacent to the estimate CHARACTERISTICS - a amenity value, it is partly TRANSPORT - although se transport, & it will not cree	TS - although its development of that character. In the loss of relatively accessible to existing built-up area. Ilthough there are no rigrade 1 and partly grarvices & facilities are pate or exacerbate traffic Distributor Road (i.e. e 2006 Transport Straffic	opment would not have a con the character of the can outlier of development , nor place undue burder of the town's existing serv mearby 'bad neighbour' used 2 agricultural land, & in the problems, the site has the soul located within the tegy for Boston).	In seeks to be developed in Boston. Endverse impacts on natural and larea - the site is unrelated to the lat in an area with a strongly rural lars on, existing infrastructure. In it is not located lars and facilities, it is not located lars see & the site has little intrinsic lars not previously developed land. If oot, & by bicycle & public lars no potential to contribute directly the Distributor Road (Likely Area of
Classification	Undev	elopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Idress	Land to the south of Wyberton West Road, Wyberton
te area (Hectares)	2.42 Site capacity 73 Site capacity 60 Site capacity 48 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
vailability	Is the site available?  Yes  Yes
planation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
planation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relativel low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:  23
	Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
planation	The site is in scale with the 6,111 dwellings which the emerging Local Plan seeks to be developed in Bosto ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and heritage assets, it would have harmful effects upon the character of the area - development in this locatic would be unconnected to the town's existing built form, & the site's development would create an outlier of development in an area with a semi-rural character, to the detriment of that character.
pianativn	ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and heritage assets, it would have harmful effects upon the character of the area - development in this locatic would be unconnected to the town's existing built form, & the site's development would create an outlier

	Wyb029 Settlement: Boston Phase two SHLAA sites
Address	Land to the north of Low Road, Wyberton
iite area (Hectares)	1.79 Site capacity at 30 dph: 45 Site capacity at 25 dph: 45 Site capacity at 20 dph: 45 Site capacity from planning permissions:
lvailability	Is the site available?  Yes
xplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are acting together
chievability	Is the site achievable?  Yes
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relativel low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	ENVIRONMENTAL IMPACTS - although its development would not have adverse impacts on natural and heritage assets, it would have harmful effects upon the character of the area - development in this location.
lassification	heritage assets, it would have harmful effects upon the character of the area - development in this location would be unconnected to the town's existing built form, & the site's development would create an outlier of development in an area with a countryside character, to the detriment of that character. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is relatively accessible to the town's existing services and facilities, it is not located within or adjacent to the existing built-up area.  SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses. However, the site has some intrinsic amenity value, it is grade 1 agricultural land, & is not previously developed land.  TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems, the site has no potential to contribute direct to the delivery of a Boston Distributor Road (i.e. It is not located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).

Reference	Wyb031	5	ettlement:	В	oston	Phase two SH	LAA sites $\square$
Address	Land to the west of Wes	st End Ro	oad, Boston				
Site area (Hectares)	7.95 Site capacity at 30 dph:	238	Site capacity at 25 dph:	199	Site capacity at 20 dph:	159 Site capacity from planning	ıg
Availability	Is the site available	?	Yes			permissions:	
Explanation	Although there is no pla	nning pe	ermission or all	ocation, t	there are no know	vn legal or ownership	problems.
Achievability	Is the site achievab	le?	Yes				
Explanation	Moderate achievability. low (although flood mit would be developed (as	igation c	osts are likely)	If it is al	located, there is a	a reasonable prospect	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 125 63			
Suitability	Is the site suitable?	•	No				
	ENVIRONMENTAL IMPA heritage assets, it would town's existing built for countryside character, to the INFRASTRUCTURE - it we (although it is located we LOCATION - although it within or adjacent to the SITE CHARACTERISTICS amenity value, it is predefined in the 2006 Train defined in the 2006 Train Unsuitable, due to adverse	d have ham, and it to the de ill not leavithin the is relative e existing although dominant & facilitie e traffic Road (i.e. nsport St	armful effects us development triment of that ad to the loss of Boston Wood rely accessible to g built-up area gh there are not ty grade 2 agris are potential problems, & the latis located we trategy for Bostons	upon the would control of the toxing and the toxing	character of the a reate an outlier of er. ace undue burdens area of search). wn's existing servi bad neighbour' us and, & is not previble on foot, & by at the potential to Distributor Road	area - it is poorly relating development in an area son, existing infrastruces and facilities, it is less the site has little iously developed land bicycle & public trans contribute directly to	ed to the crea with a cicture not located cintrinsic cort, it will the delivery
Classification	Unde	velopa	able				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Wyb033	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the north of Ty	tton Lane East, Boston		
Site area (Hectares)	8.33 Site capacity at 30 dph:	250 Site capacity at 25 dph:	208 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	The site is in four separ	ate ownerships, and all ha	ve indicated that their	land is available for development.
Achievability	Is the site achievab	Yes		
Explanation	high (flood mitigation, e is a reasonable prospec	education & upgrades to to to the thick that it would be develop	ne Frampton Water Re ed, although commend	cture costs are likely to be relatively cycling Centre). Nonetheless, there temet may be delayed by the need in year 11, and to be completed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		250	
Suitability	Is the site suitable?	Yes		
	dominated by the existin INFRASTRUCTURE - it was LOCATION - it is accessing SITE CHARACTERISTICS not previously developed may impact on the ame is considered that deve TRANSPORT - although transport, the site has ris not located within the Strategy for Boston). The East would require subsprovision of footways, I	ing neighbouring residentifill not lead to the loss of, ble to the town's services, the site has little intrinsified, & is adjacent to a pote enities that would be enjoy lopment on this scale offers services & facilities are portous potential to contribute a Distributor Road (Likely we Highway Authority indicatantial improvement workerbs, drainage and street	al development.  nor place undue burde & is located adjacent of c amenity value. Howevelower  red by new dwellings ar  rs opportunities to mit tentially accessible on directly to the delivery  Area of Assessment) de cates that, to serve 250  ks (widening and overlat lighting). 250 dwellings	
	Despite the issues with	site characteristics and tra	nnsport, the site is cons	
Classification		site characteristics and tra	ansport, the site is cons	

Reference	Wyb034	Se	ttlement:	В	oston		Phase two SHLAA	sites
Address	Land off London Road,	Wyberton	, Boston					
Site area (Hectares)	42.45 Site capacity at 30 dph:		ite capacity at 25 dph:	1061	Site capacity at 20 dph:	849	Site capacity from planning	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	anning per	mission or allo	ocation, t	here are no knov	vn legal	or ownership prob	olems.
Achievability	Is the site achievab	ole?	Yes					
Explanation	Moderate achievability (including likely flood m developed (assumed to	nitigation o	costs). If it is a	illocated,	there is a reason	nable pro		-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			400 500 374				
Suitability	Is the site suitable?	?	No					
	ENVIRONMENTAL IMP/ it would have harmful of form of development to separation of Wyberton the site is a former orch traditional orchards. INFRASTRUCTURE - it w (although it is located v LOCATION - although it of the town's existing s SITE CHARACTERISTICS amenity value, it is pred TRANSPORT - although transport, & it will not o to the delivery of a Bos Assessment) defined in Unsuitable, due to adve	effects upon an area to area to an area to a	on the charact hat is current in. Furthermo Lincolnshire I d to the loss of Boston Woods adjacent to the facilities, there are no y grade 1 agriculties are xacerbate trautor Road (i.e. Transport Stra	er of the ly semi-rure, it may Biodiversi f, nor plass Project ne existin nearby 'k cultural la potential ffic proble. It is not stegy for la semi-rure existin the semi-rure existin the semi-rure existing potential ffic probles. It is not stegy for la semi-rure existing ex	area - it would in ural in appearance have adverse im ty Action Plan in ce undue burden area of search). If you have a built-up area, it was not prevally accessible on fems, the site has located within the Boston).	atroduce e, & wor epacts or cludes a s on, exi t is less a ses, part riously do oot, & b no pote	an intensive and uld reduce the phyon natural assets, as Habitat Action Placeting infrastructuraccessible to the most of the the site had eveloped land.  The bicycle & publication publication in the publication in the publication in the properties of the contribute and intensive an	urban vsical s part of un for e najority e directly
Classification	Unde	evelopal	ole					
Flood risk  Zone Zone Zone:	2 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 0.5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m	

ddress	Land to the south of Old Hammond Beck Road, Boston
ite area (Hectares)	2.08 Site capacity 62 Site capacity 52 Site capacity at 30 dph: at 25 dph: 42 Site capacity from planning permissions:
vailability	Is the site available?
cplanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
chievability	Is the site achievable?
xplanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15)
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
uitability	Is the site suitable?
	intensive and urban form of development to an area that is currently rural in appearance. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure (although it is located within the Boston Woods Project area of search).
	LOCATION - it is located adjacent to the existing built-up area, & is accessible to the majority of the town's existing services and facilities.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & the the site has no intrinsic amenity value, it is grade 2 agricultural land & is not previously developed land.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, it will not create or exacerbate traffic problems, & the site has the potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Unsuitable, due to adverse environmental impacts.
lassification	existing services and facilities.  SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & the the site has no intrinsic amenity value, it is grade 2 agricultural land & is not previously developed land.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, it will not create or exacerbate traffic problems, & the site has the potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).

Reference	Wyb039	Settlement:	Boston	Phase two SHLAA sites
Address	Land to the south of S	St Leodegar's Close, Bosto	n	
Site area (Hectares)	5 Site capacity at 30 dph:	150 Site capacity at 25 dph:	125 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	low (although flood n		If it is allocated, there is	cture costs are likely to be relatively s a reasonable prospect that it fore year 15)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	50 50	
Suitability	Is the site suitable	e? No		
	heritage assets, it wo would extend develop Furthermore, it would Kirton.  INFRASTRUCTURE - it LOCATION - although of the town's existing SITE CHARACTERISTIC agricultural land, is not amenities that would TRANSPORT - service: unlikely to create or edelivery of a Boston E Assessment) defined	uld have harmful effects upment into an area with a derode the open, undevelopment in the loss of it is located adjacent to the services and facilities.  CS - the the site has no introt previously developed labe enjoyed by new dwellings & facilities are potentially exacerbate traffic problem	pon the character of the strongly rural character, ped countryside that cure, nor place undue burdene existing built-up area, insic amenity value. Howard, and is adjacent to things. y accessible on foot, & b s. The site has no potent ot located within the Distegy for Boston).	adverse impacts on natural or area - the site's development to the detriment of that character. The series on, existing infrastructure. It is less accessible to the majority evever, it is best and most versatile to A16 which may impact upon the sy bicycle & public transport, & it is tial to contribute directly to the stributor Road (Likely Area of
Classification	Und	developable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for n	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb040 Settlement: Boston Phase two SHLAA sites
Address	Disused petrol station, London Road, Boston
Site area (Hectares)	0.26 Site capacity at 30 dph:  8 Site capacity 6 Site capacity 5 Site capacity from planning from planning
Availability	Is the site available?  Yes  permissions:
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate/high (including site clearance/decontamination & flood mitigation costs). The site is too small to be allocated, but there is a reasonable prospect that it will be developed (assumed to begin in year 8, and be completed before year 10)
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable? Yes
	ENVIRONMENTAL IMPACTS - its redevelopment would not have adverse impacts on historic or natural assets, and would not have harmful effects upon the character of the area.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  LOCATION - it is accessible to the town's existing services and facilities, and is located within to the existing built-up area.  SITE CHARACTERISTICS - the site has no intrinsic amenity value, it is not agricultural land & is previously developed land. However, it is located adjacent to industrial uses which may impact upon the amenities that would be enjoyed by any new dwellings.  TRANSPORT - it is unlikely to cause or exacerbate traffic problems, services & facilities are potentially accessible on foot, & by bicycle & public transport, & it has the potential to contribute directly to the delivery of a Boston Distributor Road (i.e. It is located within the Distributor Road (Likely Area of Assessment) defined in the 2006 Transport Strategy for Boston).  Despite the issues with site characteristics, the site is considered suitable.
Classification	Developable (06-10)
Flood risk	Zone 1 Zone 2 Low hazard Danger for some Danger for all  No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Wyb041	3	ettlement:	В	oston	Phase two SHLAA sites
Address	291-293 London Road, B	oston				
Site area (Hectares)	1.38 Site capacity at 30 dph:	41	Site capacity at 25 dph:	34	Site capacity at 20 dph:	28 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	nning pe	ermission or all	ocation, t	here are no knov	wn legal or ownership problems.
Achievability	Is the site achievable	le?	Yes			
Explanation	moderate/high (site clea	rance/d onable	econtaminatio	n, educat	ion & flood mitig	ture costs are likely to be gation costs). Nonetheless, if it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 17		
Suitability	Is the site suitable?		Yes			
	assets, and would not ha INFRASTRUCTURE - altho (and is allocated) as empsite should not be alloca LOCATION - although it itown's existing services SITE CHARACTERISTICS - is not agricultural land & TRANSPORT - services & unlikely to create or examples of the services of	ave harn bugh it v bloymen ted for c s locate and facil there a i is previ facilitie cerbate ributor the 2006	oful effects up- vill not place u t land. Howev- employment u d within the to- ities than are a re no nearby 'b ously develope s are potential traffic problen Road (i.e. It is in Transport Str	on the chandue burder, the Emse. wh's built alternative bad neighbed land. ly accessil not locate ategy for lands	aracter of the are dens on existing aployment Land <sup>2</sup> a-up area, it is less e sites. pour' uses, the si pole on foot, & by e has no potenti d within the Dist Boston).	infrastructure, the site is in use Technical Paper concludes that the is accessible to the majority of the ite has no intrinsic amenity value, it bicycle & public transport, & it is al to contribute directly to the cributor Road (Likely Area of
Classification	Devel	opabl	e (11-15)			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3b	a		No hazard Low hazard Danger for Danger for Danger for	some most		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m