

CHAPTER 2: EXISTING SITE AND SURROUNDINGS

Context

- 2.1 The application site for the proposed development is shown edged red on Drawing No: HG0249/002 included in Figure 2.1, with the site's wider setting shown on the Context Plan in Figure 2.2.
- 2.2 The site is located on the south west edge of Boston and adjacent to existing residential areas to the north, west and south. It is located approximately 2-3km from the centre of town and lies either side of the A16 a main arterial route out from the centre of Boston.
- 2.3 Boston is a sub-regional centre situated near the south east coast of Lincolnshire where the River Witham becomes the Haven on its journey to the Wash. The Borough of Boston has a resident population of approximately 65,000, with the outline settlements close to Boston comprising Kirton (to the south); Swineshead (to the south west); Old Leake (to the north east); Wrangle (further out in this direction) and Sutterton (further to the south of Kirton along the principal A16). Boston is the primary sub-regional centre in the south of the County of Lincolnshire.
- 2.4 However, Boston is relatively isolated with the nearest largest town/cities being Peterborough, Lincoln and Nottingham. Due to the relatively poor transport infrastructure within this rural part of the country, Boston has traditionally been and continues to serve as a sub-regional centre for its hinterland.

The Site

- 2.5 The site is located on the south west edge of Boston. The site comprises two parcels of land, intersected by the A16 (the main southern arterial route into Boston). The overall site area extends to approximately 28.09 hectares. The larger portion of the site occupies the area of land between the A16 and London Road (approximately 21 hectares). This is largely rectangular in shape and is predominantly in agricultural use although it also includes two existing dwellings (Numbers 262 and 264 London Road) which are proposed will be demolished in order to facilitate access. On the

eastern side of the A16 Road, the site extends to 5.2 hectares and is predominantly in agricultural use.

- 2.6 The whole site is relatively flat and featureless with minimum height differences across the site and this is also the case in terms of the topography of the immediate surrounding areas.
- 2.7 There is minimum landscaping either within the site itself or indeed along many of the boundaries. Adjacent to the existing residential dwellings to the north and west of the site some of these boundaries are formed by timber domestic fencing and interspersed with vegetation. The only landscape areas are those adjacent to the main A16 either side of the road in the north east portion of the site.
- 2.8 Land drains run along many of the boundaries as well as bisecting the site and these are the only natural features of the note other than an existing high voltage electricity pylon and associated powerlines crossing the southern portion of the parcel of land in an east-west direction between London Road and the A16.

Surrounding Area

- 2.9 The western parcel of the site is located in an area which is predominantly residential in nature with mainly residential uses to the three sides of the site.
- 2.10 The northern boundary is formed by the rear gardens of the properties fronting onto Tytton Lane East. These properties are all detached plots, predominantly bungalows, including a number of two storey dwellings as well. In the north-west corner of the site, there is a paddock area.
- 2.11 The western edge of the site is formed by the rear boundaries of the properties fronting onto London Road which are a mix of established detached, single or two storey dwellings.
- 2.12 In the south west corner of the site there is a small agricultural/industrial development with access via a narrow road off London Road.

- 2.13 The southern boundary is delineated by an open drain (maintained by Black Sluice Internal Drainage Board and known as the Town Drain) which has a combination of adjacent recreation and residential users. Clarke Court is a relatively modern estate comprising mostly two storey houses and low rise apartments. Adjacent to the south eastern corner of the site are playing fields together with Wyberton Sports and Social Club, which is a local community facility operated by Wyberton Playing Fields Association - a registered charity which exists to provide recreational space to the local community of Wyberton. This provides a base for Wyberton Football Club – a local football club running both adult and youth teams in the local leagues.
- 2.14 The eastern parcel of the site forms part of a wider expanse of agricultural land this side of the A16. However, further to the east lies Tytton Hall, a substantial two storey building set within a parkland setting with mature trees. Immediately to the north, the boundaries formed by the rear gardens of the properties built in Tytton Lane East. These are detached properties set within reasonably large plots.
- 2.15 The site is situated in convenient walking and cycling distance for key amenities within Boston, such as:
- Wyberton Primary School (800 metres);
 - St Thomas Primary School (1,500 metres);
 - Newsagent and Post Office (800 metres);
 - Boston Dental Centre – Saundergate Lane (700 metres);
 - Convenience Stores – Parthian Avenue (900 metres); and
 - Fish and Chip Shop - Parthian Avenue (900 metres).
- 2.16 The location of these facilities in the context of the site is shown in the Local Facilities Plan included in the Mixed-Use Design and Access Statement.