



B O S T O N

B O R O U G H C O U N C I L

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31 January 2014

Mr J Hobson,
Director,
Signet Planning,
Rowe House,
10 East Parade,
HARROGATE
HG1 5LT

Dear Mr Hobson,

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011
Request for Scoping Opinion in respect of a Proposed Sustainable Mixed Use
Scheme including a new Community Stadium, Housing, Retail, Commercial and
Leisure Uses
Land on either side of the A16, south of Tytton Lane East, Boston**

I write further to your request and enclosures dated and received on 17 December 2013 for a Scoping Opinion. There is also your clients' subsequent agreement in your mail of 24 January 2014 for an extension of time until this week (or the 31 January) for the response to this Scoping. I am grateful for the agreement to the extension.

This is a request for a Scoping Opinion on the basis that the applicant has decided that Environment Impact Assessment (EIA) is required on this proposal and that the application will be accompanied by an Environmental Statement (ES) and it will thus be an 'EIA application'.

In accordance with our practice, and the Regulations, I can advise you that I have consulted the following bodies:

Signet Planning on behalf of the applicants
The Black Sluice Internal Drainage Board
Wyberton Parish Council
Boston Borough Ward Councillors (Cllr R Austin and Cllr J Knowles)
Heritage Lincolnshire (consultant archaeologist)
The Environment Agency
Lincolnshire County Council (as highway authority and Footpaths Officer)



Natural England
Sport England
The FA, and
Lincolnshire Police

I have received replies from Heritage Lincolnshire, Sport England and Natural England. Copies of these responses are enclosed in the form of the email from Jenny Young dated 23 December 2013, the Sport England letter of 10 January and Natural England's letter of 9 January 2014. I can confirm that these have been taken into account in this Scoping response.

The ES should focus on those environmental implications of the development that are likely to have significant effects and Annex C to Circular 02/99 lists the information to be included in the ES. Those impacts which may be of little or no significance should be identified so that their possible relevance has been considered.

I find the Scoping Report very brief on identifying significant effects or any outline of how they might be addressed but I do see that the intentions in terms of the information to be collated, the scope of the ES, that impacts will be assessed and necessary mitigation proposed, are explained. I have taken the list of topics to be that from Section 4 (p.10) of the Report which differs from your covering letter.

I do not have a great deal to add to the Scoping Report and also since I will be replying shortly in more significant detail to the on-going pre-application process in terms of the layout, the involvement of the District Valuer and the draft Heads of Terms for any planning obligation.

We have had separate discussion and correspondence about some of the topics and I would, for the avoidance of doubt, confirm that our Consideration of Alternatives has been looking at the PRSA and the Kirton Distribution Park in the absence of any allocated or clearly available alternative sites. Also, I tend to believe based upon the available information that Historic Environment and Ecology impacts might be less than significant.

The Highway Authority has not specifically responded to the consultation on this request but I do know that the outputs from the updating of the SATURN model will inform the Transport Assessment. At this point there does not appear to be any objection in principle to the roundabout junction on the A16 or to the signalised junction on London Road; although on the latter the authority has said at this point that whether this junction has capacity sufficient for Quadrant 2 would be at the applicants' risk. Overall, the question as to whether this is a sustainable location for the relocation of a football ground away from a town centre (and hence by definition more sustainable) location will need to be addressed and I would not underestimate the stance that this is a significant effect upon the present environment. Sport England allude to this point in their letter and I think this question should be posed and addressed in full.

Finally, although the viability assessment will not be a means of mitigating significant environment effects, it is likely that the Heads to any obligation will be and, thus, I would specifically add 'the nature of any planning obligation(s) and their contents' as part of the overall mitigation proposals.



This concludes my comments on the Scoping Opinion request and thus the Council's opinion at this time on the information to be provided in the Environmental Statement. I would thus be grateful if you could treat this reply as the adopted Scoping response in accordance with regulation 13 of the 2011 Regulations.

Yours sincerely,

Paul Edwards
Development Control Manager

