

THE QUADRANT, Q1

BOSTON, LINCOLNSHIRE



A proposed sustainable mixed-use scheme including new community stadium for Boston United Football Club, housing, retail, commercial and leisure uses.

Quadrant 1: Land either side of the A16, south of Tytton Lane East, Boston
Chestnut Homes Land Ltd



**NON-TECHNICAL SUMMARY OF
THE ENVIRONMENTAL STATEMENT
APPLICATION BY CHESTNUT HOMES LAND LTD
AND BOSTON UNITED FOOTBALL CLUB
COMMUNITY INTEREST COMPANY LTD
FOR
A PROPOSED SUSTAINABLE MIXED-USE SCHEME INCLUDING
NEW COMMUNITY STADIUM FOR BOSTON UNITED FOOTBALL
CLUB, HOUSING, RETAIL, COMMERCIAL AND LEISURE USES
QUADRANT 1: LAND EITHER SIDE OF A16,
SOUTH OF TYTTON LANE EAST, BOSTON**



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Introduction

This document forms the Non-Technical Summary for the Environmental Statement accompanying a hybrid planning application submitted by Signet Planning Limited on behalf of Chestnut Homes (Land) Limited and Boston United Football Club Community Interest Company Limited, ('The Applicants').

Existing Site and Surroundings

The application site for the proposed development is known as 'Quadrant 1' ('Q1') and is shown on the Site Location Plan included in Appendix 1. The site is located to the south-west edge of Boston, Lincolnshire and principally comprises agricultural land, extending to approximately 28.09 hectares.

The Proposed Development

The application seeks planning permission for a single composite development comprising a new Community Stadium for Boston United Football Club (including education, community and sports facilities); a foodstore (Use Class A1) – with a gross floor area of approximately 7,000 sqm, together with Petrol Filling Station; in the region of 500 dwellings (Use Class C3) offering a mix and range of house types and tenures; commercial and leisure uses (Use Classes A3, A4, A5) – with a total gross floor area in the region of 2,200 sqm; a hotel (approximately 60 beds); a new distributor road connecting the A16 with London Road; vehicular, cycle and pedestrian access; associated car/coach parking spaces; and open space/landscape provision.

The application is submitted in a hybrid form, seeking outline planning permission across the entire site, with all detailed elements submitted for the proposed Community Stadium and related uses, as well as for the distributor road and points of vehicular access for all the developments. An Indicative Masterplan showing the proposed mixed-use development is included in Appendix 2, with full details of the proposed Community Stadium included in Appendix 3. The proposed Highways plans are included in Appendix 4.

The Environmental Statement

The Environmental Statement produced to accompany the hybrid planning application for the aforementioned development is concerned with the Environmental Impact Assessment (both positive and negative) of the proposals. The scope of work included within this Assessment was agreed with the Council and includes consideration of the following:

- Socio Economic Effects;
- Landscape and Visual Impact;
- Flood Risk and Drainage;
- Transport;
- Historic Environment;
- Ecology;
- Noise;
- Air Quality;
- Lighting;
- Ground Conditions and Land Contamination;
- Construction Effects (addressed within individual Chapters).

Alternatives Considered

As part of the Environmental Impact Assessment, the alternatives to the proposed development were considered.

These alternatives included:

- Boston United Football Club remaining at its current ground;
- Boston United Football Club sharing a ground with other football clubs;
- Alternative sites for the proposed development at Kirton Storage and Distribution Park and the Princess Royal Sports Arena.

In terms of viability, the need to purchase a 28 hectare site will prevent funding being made available to secure the construction of the proposed Community Stadium. It is important to appreciate that the delivery of the Community Stadium is the reason why the planning application has taken the nature and form that it has.

The assessment concluded that there are no available alternative options, proposals or sites within Boston to meet the composite needs of the development in relation to availability, sustainability, deliverability and viability, set against the concept of enabling development. The wider community and sustainability benefits that the development would achieve are considered sufficient in scale to allow an exception to applying the sequential test on the basis of a disaggregated manner. Having considered a range of possible alternatives, there are no more sustainable sites which are capable of accommodating the whole development and, as such, the application proposal is the only option that is capable of meeting both the needs of the Club and the benefits that will be achieved.

Planning Policy Context

As part of the Environmental Impact Assessment, the planning policy background to the site and proposals was considered, with particular references being made to the Development Plan at the local level and other material considerations, including the National Planning Policy Framework at the national level.

The proposed development is considered to align closely with the key policy drivers, particularly reflecting the main components that comprise a sustainable community. The proposed housing mix (type and tenure) demonstrates that it will complement the town's housing needs and extend the range and quality of the town's housing offer. The proposed commercial uses and the delivery of the Community Stadium and an element of the distributor road will significantly contribute to improving the local economy for Boston, for which there is strong policy support to achieve investment and sustainable growth.

Whilst the extent of compliance with new relevant guidance and policy is a matter for the local planning authority to assess, the proposals relate well to the overarching objectives of national planning guidance. The site specific proposals for the application site are in accordance with those requirements and would result in a sustainable form of development.

Socio-Economic Effects

As part of the Environmental Impact Assessment, the social and economic impacts were considered.

The assessment concluded that the proposed development will:

- Secure the construction of a new Community Stadium for Boston United Football Club, which will be able to accommodate the Club's extensive range of community and educational activities which have been very successful in addressing social inclusion;
- Make a significant contribution to meeting the needs of future households;
- Represent housing growth in a sustainable location; and
- Increase job opportunities, both in the construction phase and following completion.

The nature and scale of the proposed development will have economic impacts upon Boston but many of these will be positive. The most significant impacts of the proposed development will be:

- The provision of additional dwellings, including affordable homes;
- Additional household expenditure generated by residents of the housing scheme when complete;
- Jobs created in the construction industry over the build period;
- Jobs created in the wider economy over the build period;
- Jobs created associated with the operation of the retail and commercial leisure floor space and hotel;
- Jobs created through the operation of the Community Stadium and jobs safeguarded through the relocation from the existing York Street Stadium;
- Increased Council Tax receipts New Homes Bonus.

On balance, the effect of the proposed development upon socio economic impacts is considered to be moderately beneficial rather than harmful.

Landscape and Visual Impact

As part of the Environmental Impact Assessment, the likely impact of the proposed development upon landscape and visual impact was considered.

The assessment found that development within the application site will change the character and introduce buildings into this urban fringe location. The character of the landscape within the application site will change from arable farm land to a mixed use development, including housing, retail and a new Community Stadium for Boston United Football Club. As the site is located on the urban edge of Boston, between the town and the rural landscape, it is considered that there is the potential to improve this transitional landscape between urban edge and rural landscape through careful planning and design. The retention of key features and provision of new open space and planting will be a positive intervention.

In terms of visual amenity, the assessment concluded that although significant residual effects were recorded for viewpoints directly adjacent to the application site, where the openness of views will be diminished and the scale of the Stadium will be a marked change to the existing urban fabric, viewpoints further away from the site experience insignificant residual change or no change.

Flood Risk and Drainage

As part of the Environmental Impact Assessment, the likely impact of the proposed development upon local hydrology was considered, with particular consideration given to flood risk and water resources.

The key receptors identified in the assessment are the people and properties both on the site and in the immediate vicinity, which are shown to be of high importance. The site was found to be at high to moderate risk of fluvial and tidal flooding. The site is at low risk of fluvial and sewer flooding and flooding from Internal Drainage Board drains. The risk of flooding from groundwater and artificial sources (ponds and reservoirs) is considered negligible.

Three scenarios for ground raising have been proposed as mitigation in the event of a tidal flooding on-site. These should be considered in conjunction with flood resilient construction methods and the development of a robust emergency plan. Preliminary drainage proposals have been outlined, including attenuation to greenfield run-off rates and the use of Sustainable Urban Drainage Systems where practicable. Further consideration to the drainage design will be given at the detailed design stage.

Following mitigation and provided work is carried out in line with good practice, the risk of flooding to the site is considered to be low. The predominant residual impact that remains is the form of breaching and/or overtopping of the tidal flood defences. However, it is considered that this has been mitigated for to the highest possible degree.

Transport

As part of the Environmental Impact Assessment, the likely transport related implications of the proposed development were considered.

A Transport Assessment, Framework Travel Plan and Event Management Plan were undertaken to assess the impact of the proposed development and to investigate ways in which future traffic generated by the development could be mitigated and managed.

Vehicular access to the proposed development would be via a new roundabout on the A16 and a new traffic signal controlled junction on London Road, with a distributor road linking these junctions through the site. The distributor road has the potential to form the first phase of the system of distributor roads to the west of Boston advocated in the County Council's transport strategy.

Analysis has demonstrated that the proposed new junctions will operate satisfactorily and that traffic flows at key junctions will remain within capacity and that the impact of the proposed development is therefore minor and not severe.

Each element of the proposed development will include appropriate levels of car parking, with appropriate parking for motorcycles and cyclists also provided. The proposed development will also provide an attractive and convenient network of walking and cycling routes, in addition to a new section of footpath adjacent to the new roundabout on the A16, with a Toucan crossing to also be provided on the A16.

Historic Environment

As part of the Environmental Impact Assessment, the likely impact of the proposed development upon heritage assets was considered.

A desk-based assessment was produced, followed by a report on a geophysical survey of the site, a report on the trial trenching undertaken on the site and a report considering the impact of the proposed development on the setting of heritage assets.

The various assessments of the likely impact of the proposed development on the historic environment concluded that there would be slight to moderate adverse and slight adverse residual effects on two designated heritage assets (Boston Stump, located circa 2.5 km north; and Wyberton Conservation Area, circa 450m south south east). In addition, slight adverse residual effects are anticipated on each of the three non-designated assets associated with Tytton Hall and located within circa 250m and 350m of the site.

Iron Age and Roman archaeological remains identified within the site itself have been assessed as of probable regional significance with a medium sensitivity to direct physical impacts. The level of potential impact magnitude on these remains is deemed to be of moderate adverse significance, due to the anticipated complete, or near complete loss of this archaeological site through the development process.

There is nothing to suggest at the present time that the archaeological remains on the site are of potential national significance warranting "preservation in-situ" or scheduling and/or precluding development. Consequently, if deemed appropriate, the proposed mitigation for this site would probably comprise "preservation by record", in the form of a "strip, map, record" excavation, suggested as an area of approximately 1.2 hectares centred upon the identified archaeological remains and conducted prior to construction. The mitigation would be supplemented by a borehole survey of a buried palaeochannel on the site using an auger and transect method, with samples collected for 14th Century dating.

Using this mitigation method, the proposed development would ultimately result in neutral residual effects on the identified Iron Age and Roman archaeological sites.

Ecology

As part of the Environmental Impact Assessment, the likely impact of the proposed development upon features of ecological interest was considered.

An Extended Phase 1 Habitat Survey was undertaken in addition to a Badger Survey and a Bat Roost Potential Survey.

The assessment found that no statutory or non-statutory designated sites will be impacted by the proposed development works. All habitats present at the site are considered to be of low value at a local level and, although the majority will be lost to facilitate the proposals, the greatest impact resulting from habitat loss at the site is considered to be slight adverse.

Therefore, no mitigation would be required and there are not anticipated to be any residual effects as a result of the proposed development.

Noise

As part of the Environmental Impact Assessment, the likely impact of noise was considered.

A Noise Impact Assessment was undertaken to inform and guide the design of the development such that any likely noise impact on existing or proposed dwellings is minimised.

On the basis of the mitigation measures identified, there are considered to be localised temporary residual moderate, slight and negligible/neutral adverse noise impacts associated with the construction phase of the proposed development, with the magnitude of impact varying depending on separation distance to the existing dwellings and activity being undertaken.

The residual noise impacts associated with the proposed Community Stadium are considered to be slight to moderate adverse, although mitigated to a minimum by both design and limiting of the PA system.

The residual noise impacts associated with the operational phase of the residential and retail/commercial leisure aspects of the proposed development are considered to be neutral to slight adverse.

The impact of generated traffic on the proposed access road will have a slight adverse impact on the existing residential dwellings either side of the formed access. The impact of noise associated with increased traffic flow on local roads is considered to be neutral.

Air Quality

As part of the Environmental Impact Assessment, the likely impact of air quality issues was considered.

It was identified that the main potential impacts of the proposed development on local air quality would be the emissions from the extra traffic it is forecast to generate. Construction emissions were also assessed using accepted best practice methodology.

Existing levels of atmospheric pollutants in the wider Boston area are generally within objectives, with two air quality management areas declared for nitrogen dioxide in Boston Town Centre. However, neither of these areas are within the vicinity of the proposed development.

Some construction period activities, in particular earthworks and building construction, may give rise to short-term dust emissions in the absence of mitigation. The implementation of industry standard good practice construction measures will ensure that the effect of construction activities is reduced to negligible for the site.

The maximum rise in nitrogen dioxide concentrations associated with the additional traffic generated by the proposed development are such that they are considered to be of an imperceptible impact. It is therefore concluded that traffic emissions associated with the proposed development will have a negligible impact on air quality. The residual impact of the development on air quality is therefore considered to be negligible.

Lighting

As part of the Environmental Impact Assessment, the lighting associated with the proposed development, particularly associated with the detailed operation of the detailed Community Stadium element of the hybrid application, was considered.

The application site falls within an Environmental Zone 3 (Urban) location as defined by the Institution of Lighting Engineers. The proposed lighting systems associated with the operation of the Community Stadium will be suitable for installing in such a location, meeting the most stringent of light control parameters, whilst maintaining the specified operational illuminance levels required.

The impact on residents will be minimised as the amount of light deflected into gardens will be no more than moonlight and below the values recommended by the Institute of Lighting Engineers. Daytime visual impact will also be minimised by using light grey slimline masts and floodlights, which do not stand out against the skyline.

The potential combined impacts of the lighting proposals associated with the operation of the Community Stadium are therefore considered to have a slight adverse effect on the character of the surrounding area during use in night hours and a slight adverse effect on the amenities of adjacent land uses, (though with this limited to the stadium's floodlights resulting in no greater than moonlight levels to the windows of the closest existing residential properties), such that the effects are considered to be not significant.

Ground Conditions and Land Contamination

As part of the Environmental Impact Assessment, the likely impact of ground conditions and land contamination was considered.

A desk-top assessment and intrusive ground investigation were undertaken for the application site. The desk-top assessment indicated that the application site has been agricultural fields from the earliest map edition to the current map edition. The ground investigation did not identify concentrations of contamination in soils above UK Guidance values or laboratory detection limits. No significant potential sources of ground gas were identified on or off site. The gas monitoring revealed low levels of ground gases and low flow.

Following the implementation of mitigation measures, the potential residual impacts of the proposed development will be minor or negligible during both the construction of the development and for the operation of the development.

Cumulative Effects and Inter-Relations

As part of the Environmental Impact Assessment, likely cumulative effects of the proposal were considered. This assessment identifies that impacts are largely restricted to the local level and that the proposed development, post mitigation, ultimately has a neutral impact on the environment, as qualified by the individual chapters forming part of the Environmental Statement, with most negative impacts being readily mitigated against.

This summary has been produced by Signet Planning Limited to accompany the hybrid planning application for a mixed use development on land to the south of Tytton Lane East, Boston.

Further copies of this summary can be received free of charge by emailing hobsonj@signetplanning.com or calling (01423) 857510. The application can be viewed in full during normal working hours at Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR.

APPENDIX 1

SITE LOCATION PLAN

APPENDIX 2

INDICATIVE MASTERPLAN

APPENDIX 3

STADIUM PLANS

APPENDIX 4

HIGHWAYS PLANS



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