

Welcome

We would like to welcome you to this online exhibition of our clients’ plans for a residential development on land to the west of Toot Lane, Boston.

Our clients, Terra, are proposing a residential scheme consisting of approximately 300 new homes and a care home on the site. The scheme will also include affordable homes, new landscaping, a sustainable drainage system, and publicly accessible open space. Vehicular access to the site will be via two accesses off Toot Lane.

Prior to submitting a hybrid planning application to Boston Borough Council, we wish to engage with the local community in order to present the draft plans and seek views and comments on the proposed development. The hybrid planning application will seek outline planning permission for the development of the whole site, together with full details of the housing (approximately 100 homes) that will form Phase 1 of the development.



Images of the site



The Site

Policy Context

The site comprises approximately 11 hectares (27 acres) of agricultural land, which is situated on the east side of Boston. The site has established housing development on its north and west sides, with new housing under construction on land to the east, on the opposite side of Toot Lane. Planning permission has recently been granted for 135 dwellings on land to the south of the site. The site is within walking distance of existing services, including the primary school on Toot Lane.

The site is located within the Settlement Limits of Boston as defined in the adopted South East Lincolnshire Local Plan and is also shown as a Housing Commitment. Outline planning permission was previously granted for 340 homes and associated development on the site. The site's development will help contribute towards the provision of the 6,111 homes identified in the Local Plan to be built in and around Boston by 2036.



Example of Terra house types



Example of Terra house types



Example of Terra house types



Site Location Plan

Highways

The proposals have been informed by transport surveys and assessments. The assessments indicate that the local highway network has sufficient capacity to accommodate the additional traffic generated by the proposed development. The development is also sustainably located, with good access to local services and facilities and public transport linkages, which will help to reduce car-borne trips.

Drainage

The site is located within a flood zone. The proposals will be informed by a Flood Risk Assessment and a Drainage Strategy. The Drainage Strategy will utilise sustainable drainage solutions to address surface water drainage.

Existing ditch network to be removed and replaced with new swale network and designed into the scheme.

The dwellings on the site will be required to be built 1m above the existing site levels, and have additional flood defence measures provided, as is the case with the permitted housing schemes adjacent the site.

Trees

As the trees and hedgerows within the site are located around its boundaries, it is anticipated that the significant majority can be retained. Further landscaping will be proposed as part of the development, including the planting of street trees.

Ecology

Ecology surveys are ongoing and any identified harm will be appropriately mitigated. The development of the site for residential use will include detailed landscaping proposals and sustainable drainage features, which will be designed to maximise their ecological benefits.



View looking west towards neighbouring housing



View looking from the north western corner towards the northern boundary



View looking towards the northern western corner



View looking towards the northern boundary

Contextual Analysis



View looking west over the site

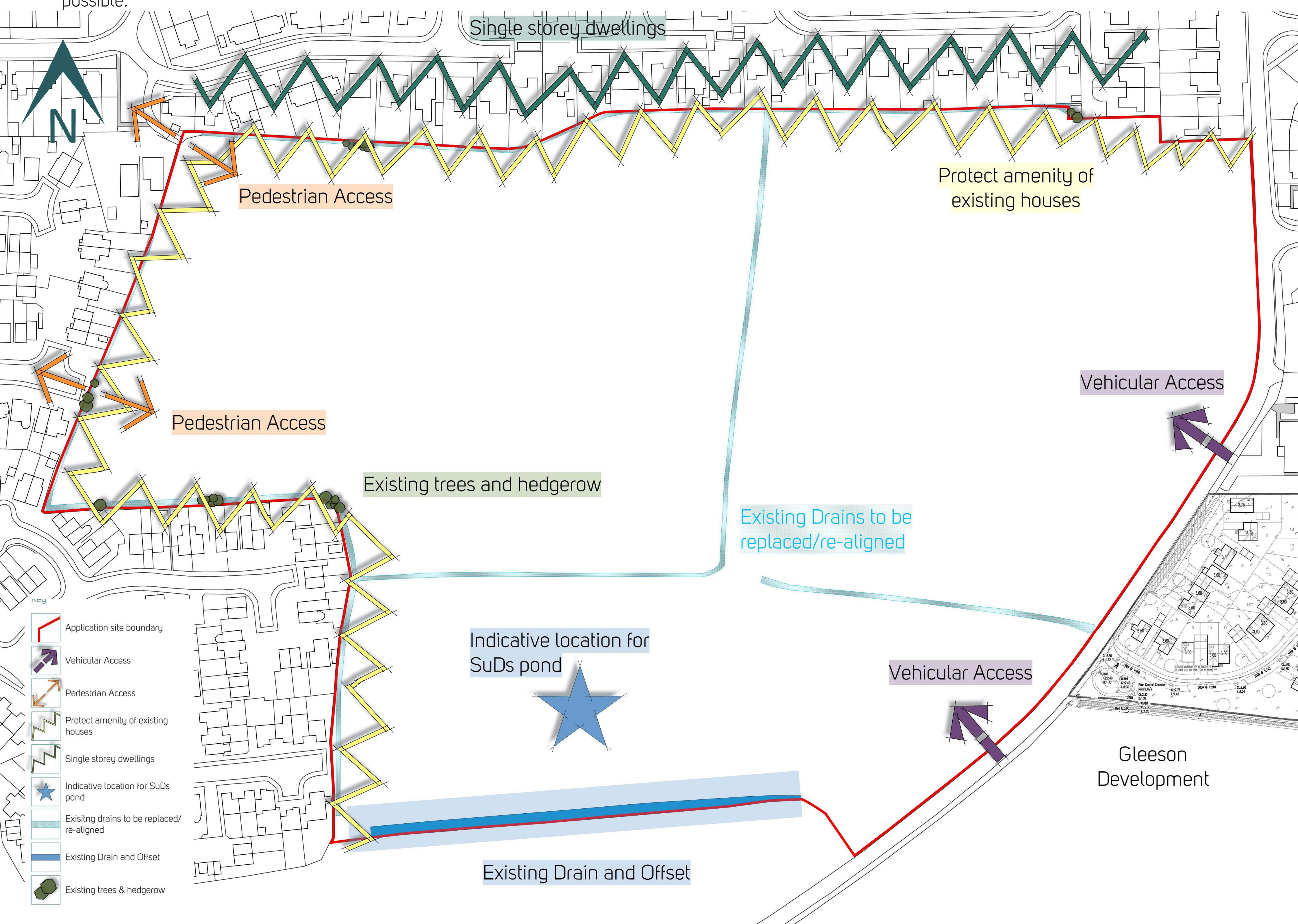
The below plan summarises the analysis which has informed the emerging development proposals.

Key aspects comprise:

- Vehicle, pedestrian and cycle access to the site will be from Toot Lane, which runs along the eastern boundary. Any other links into the site from adjoining land would provide access by foot and cycle only.
- Pedestrian and cycle access from Meridian Road and Wing Drive allow connections to the wider footpath infrastructure.
- The existing landform of the site is generally flat and it features a number of drainage ditches and has some vegetation around its north and west boundaries.
- The existing hedgerows and trees that bound the site will be retained and enhanced where possible.
- Development will be set back along the eastern boundary to provide an attractive frontage to Toot Lane.
- Areas of public open space are proposed to be provided within the site, to include surface water swales and a pond as part of the surface water strategy for the site.
- The proposals will seek to protect the amenity of existing neighbouring dwellings, with bungalow/dormer bungalow properties proposed along the northern edge of the site where neighbouring properties are generally single storey in height.

Opportunities:

- The provision of new homes in a sustainable location, with 20% of the dwellings being affordable homes.
- The site has good access to the existing public transport network and to the centre of Boston by pedestrians and cyclists.
- A pump station and sustainable urban drainage system can be accommodated on the site.
- Opportunities to maintain and/or enhance biodiversity assets within the site, including in the creation of the sustainable drainage system.



Illustrative Layout



Examples of recent development in the area

The layout of the scheme is not yet fixed, and further amendments to it may be undertaken to address public and consultee comments. However, the approach is based on vehicular access to the site being taken from Toot Lane only, where two accesses are proposed. Any other connections to/ from the site will be for pedestrians and cyclists and not vehicles. The main street through the site is proposed to have street trees on either side.

The housing will in general be two-storeys in height, with bungalow/dormer bungalows proposed along the northern part of the site where the neighbouring dwellings (on Meridian Road, Eastwood Drive, Kenleigh Drive and Churchill Drive) are generally single storey.

A 0.6 hectare (1.5 acre) site is proposed in the north east corner of the site for a care home, on the opposite side of Toot Lane to the children’s centre and primary school. This would be a two-storey property served by car parking within landscaped grounds.

The existing drainage ditches serving the site would be removed and replaced by surface water swales and a surface water balancing pond on the south side of the site. The site would be positively drained by a piped system with surface water entering the balancing pond before entering the existing main system at an agreed rate of discharge to avoid flooding on and off the site.

The dwellings on the site will be required to be built 1m above the existing site levels and have additional flood defence measures provided. This is a requirement of the planning permissions for the adjacent developments by Gleeson Homes and Longhurst. However, the streets, public open spaces and private gardens will generally be retained at present levels.



Frequently Asked Questions



We hope that you have found this information helpful. If you have further questions, please do not hesitate to contact us. However, we have prepared answers below to some of the most frequently asked questions for developments of this nature.

Q1. Why is this site being put forward for housing?

The site is located within the Settlement Limits of Boston as defined in the adopted Local Plan and is shown as a housing commitment.

Q2. How will construction vehicles access the site?

Construction vehicles will access the site from Toot Lane.

Q3. How will infrastructure requirements be met?

As part of the formal planning process, all infrastructure requirements will be assessed by the relevant statutory parties, including in terms of highways, drainage, open space, education, healthcare and utilities. Where the capacity of existing infrastructure is deemed insufficient to accommodate the proposed development, financial contributions will be secured via a legal agreement to address any shortfalls.

Q4. What happens next?

Alongside these online consultation boards, a comments form is available to download, which we request is completed and returned to us. Alternatively, any comments can simply be emailed through to info@nineteen47.co.uk.

We would ask for all comments to be returned to us by 27th June 2022.

Following consideration of all responses, a hybrid planning application will be prepared and submitted to Boston Borough Council, seeking outline planning permission for the development of the whole site, with detailed permission sought for Phase 1 of the development, comprising around 100 dwellings.



Anticipated timeline

July/August 2022	Mar/Feb 2023	Mid 2023	Sept/Oct 2024	Feb/Mar 2024	Late 2024
Outline planning application submitted	Outline consent granted	Commencement of development of Phase 1	Reserved Matters application submitted	Reserved Matters application granted	Reserved Matters application submitted for further phases of development