

REPORT

Boston Alternative Energy Facility – Environmental Statement

Appendix 6.1 List of Cumulative Schemes

Client: Alternative Use Boston Projects Ltd
Planning Inspectorate Reference: EN010095
Document Reference: 6.4.2
Pursuant to: APFP Regulation: 5(2)(a)
Reference: PB6934-RHD-01-ZZ-RP-N-3006_A6.1
Status: Final/0.0
Date: 23 March 2021





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Document title: Boston Alternative Energy Facility – Environmental Statement

Document short title: List of Cumulative Schemes
Reference: PB6934-RHD-01-ZZ-RP-N-3006_A6.1
Status: 0.0/Final
Date: 23 March 2021
Project name: Boston Alternative Energy Facility
Project number: PB6934-RHD-01-ZZ-RP-N-3006_A6.1
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Classification

Project Related

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Table A6-1 List of Cumulative Schemes Considered in the EIA at the Cut-Off Date (September 2020)

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Boston Barrier Flood Defence	Transport and Works Act Order consented	2017 – ongoing (completed August 2021)	Boston Barrier at closest point to the Application Site is 500 m.	Environmental Statement	Complete / high
Battery Energy Storage Plant (Marsh Lane) B/17/0467	Application approved	2017 - ongoing	Beeston Farm less than 10 m from the Application Site	Detailed application	Incomplete / low
<p>The Quadrant Mixed-use development of 502 dwellings and commercial/leisure uses</p> <p>1. A new community stadium for Boston United Football Club including education, community and sports facilities (stadium capacity approximately 5,000) and 3G All Weather floodlit pitch with all details submitted in full including all the reserved matters and a roundabout junction on the A16.</p> <p>2. A new distributor road connecting the A16 with London Road, all details submitted in full and including the demolition of no's 262 and 264 London Road.</p>	<p>Application approved</p> <p>Construction started</p>	2014 - ongoing	Quadrant 1 1.2 km from the Application Site	<p>Details within Environmental Statement</p>	<p>Quadrant 1 – Complete/ high</p> <p>Quadrant 2 - Incomplete/ low</p>

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
<p>3. Re-alignment of the Towns Drain and extension to Wyberton Sports Ground.</p> <p>4. Erection of up to 500 dwellings in outline with all matters except access reserved.</p> <p>5. Erection of a food store (Class A1) gross floor area approximately 7,000sqm and petrol filling station in outline with all matters except access reserved.</p> <p>6. Erection of commercial and leisure uses (Classes A3, A4 and A5 - restaurant, public house and hot food takeaway) with gross floor area approximately 2,200sqm, in outline with all matters except access reserved.</p> <p>7. Erection of a 60 bed (approximate) hotel, in outline with all matters except access reserved.</p> <p>B/14/0165 B/19/0027</p>					
<p>Land to the west of Stephenson Close Residential Development of up to 85 dwellings B/17/0515</p>	Application not yet determined	2017 - ongoing	From the most eastern part of the Scheme to the Application Site is 550 m.	Outline application	Incomplete/ low

Project Related



Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Triton Knoll Offshore Wind Farm	DCO consented	2008 - ongoing	Onshore cable corridor and Construction compound at Langrick 9.7 km from the Application Site	Environmental Statement	Complete/ high
Viking Link Interconnector B/17/0340	Application approved	2014 - 2023	Bicker Fen substation 14.4 km from the Application Site	Environmental Statement	Incomplete / low
Sutterton Garage and adjacent land, Station Road, Sutterton, Boston, Lincolnshire PE20 2JH B/15/0084	Application approved	2015 – ongoing	10.3 km south (following A16 and B1397) of the Application Site	Outline application	Complete / high
Land west of Boston Road, Kirton, Boston, Lincolnshire, PE20 1ES B/15/0266	Application approved	2015 – ongoing	4 km south west of the Application Site	Approval of reserved matters	Complete / high
Land adjacent to London Road/Drainside South, Kirton, Boston, Lincolnshire, PE20 1JH. B/16/0457, B/17/0362, B/15/0456, B/14/0282	Application approved	2015 – ongoing	6 km south west of the Application Site	Outline application	Complete / high
Land south of Endeavour Way, PE20 0JA Erection of 14,655sq.m Class B2 (general industrial) floor space B/15/0506	Application Approved	2015 – ongoing	10 km south west of the Application Site	Detailed application	Complete / high

Project Related



Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Land off Station Road, PE20 3NX Erection of 63 no. residential dwellings with associated infrastructure B/16/0052	Application approved	2016 – ongoing	8 km west of the Application Site	Detailed application	Complete / high
The Junction Community Hall, PE20 1QJ Construction of community building B/16/0062	Application approved	2016 – ongoing	4 km south west of the Application Site	Detailed application	Complete / high
Yew Lodge, PE20 2EE Demolition of outbuildings and the construction of 14 no. dwellings B/16/0313	Application approved	2016 – ongoing	8 km south west of the Application Site	Outline application with some matters reserved for later approval	Complete / high
Land at Station Road, PE20 2JH Erection of 21 dwellings, new vehicular access, private access road and associated works B/16/0409	Application approved	2016 – ongoing	8 km south west of the Application Site	Detailed application	Complete / high
Land west of Boston Road, Kirton B/17/0171	Application approved	2017 - ongoing	3 km south west of the Application Site	Detailed application	Complete / high
Woods Nurseries Site, Swineshead, Boston	Application approved	2017 – ongoing	9 km west of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Proposed residential development of 41 market and affordable dwellings B/17/0244					
Land to the rear of Westminster Terrace, Swineshead, Boston Construction of 18 dwellings B/17/0396	Application approved	2017 – ongoing	8 km west of the Application Site	Detailed application	Complete / high
Land adjacent to Avalon Road, PE20 1QR Construction of 4 no. detached buildings comprising 16 no. industrial units B/18/0057	Application approved	2018 – ongoing	6 km south west of the Application Site	Detailed application	Complete / high
Plots C and D, The Quadrant, Land adjacent to A16, Wyberton, Boston For approval of reserved matters (appearance, layout and scale) for the construction of hotel, public restaurant and drive-thru B/18/0413	Application approved	2018 – ongoing	1 km south west of the Application Site	Application for approval of reserved matters	Complete / high
Wash Road/ Station Road. Kirton Demolition of dwelling and erection of 30 dwellings. Demolition of existing	Application approved at appeal	2015 – ongoing	4 km south west of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
dwelling fronting Wash Lane and Outline Application for up to 30 dwellings with consideration given to access off Station Road only. B/15/0503, B/19/0317					
High Street, 138-142. Residential development for 17 houses. B/03/0358	Application approved	2003 – ongoing	1.7 km north west of the Application Site	Detailed application	Complete / high
Boston College De Montfort Campus, Mill Road, Boston, Lincolnshire, PE21 0HF. Demolition of university campus and erection of 108 dwellings and associated infrastructure. B/15/0100	Application approved	2015 – ongoing	700 m north of the Application Site	Detailed application	Complete / high
Land at Punchbowl Lane, Boston, PE21 8HU. Construction of 99 dwellings, associated garages, infrastructure and public open space. B/18/0268, B/16/0315, B/15/0343	Application approved	2019 – ongoing	3.6 km north west of the Application Site	Outline application and applications for approval of reserved matters	Complete / high
5-7, Witham Bank East, Boston, Lincolnshire, PE21 9JU. Demolition of a chandlery, detached house and cottage and reduction in height of boundary walls	Application approved	2016 – ongoing	2.6 km north west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
plus the construction of 24 residential apartments together with ancillary external works including parking provision and the extinguishing of a vehicular access point. B/16/0282					
Land north of Puritan Way, Boston, Lincolnshire. Construction of 79 dwellings plus roads, public open space and associated works. B/18/0395, B/16/0106	Application approved	2018 – ongoing	3.5 km north west of the Application Site	Detailed application	Complete / high
Crown House, Lincoln Lane, Boston, Lincolnshire, PE21 8SJ. Application for Prior Approval for the change of use from offices (Class B1) to residential use (Class C3) of first and second floors. B/18/0042	Application approved	2017 – ongoing	1.8 km north west of the Application Site	Prior Notification under Part 3 - Use Classes	Complete / high
Haven Wharf High Street Boston. 1. Erection of two apartment blocks, one fronting John Adams Way and the other fronting White Horse Lane, Boston 2. Erection of one dwelling attached to the north gable of 82 High Street, Boston 3. Conversion of Haven Wharf warehouse to provide 21 flats 4. Relevant	Application approved	2018 – ongoing	1.4 km north west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
demolition in a conservation area including the demolition of outbuilding to the rear of 78 High Street Boston, an industrial building attached to the south elevation of Haven Wharf Warehouse and buildings no's 1, 2 and 3. B/17/0121					
Phase 4 Land at Broadfield Lane/Grayling Way, Boston, Lincolnshire, PE21 8BQ. Residential development of 26 dwellings (Phase 4) including estate roads and landscaping. B/19/0288 B/18/0429	Application approved	2018 – ongoing	1.6 km north west of the Application Site	Detailed application	Complete / high
Land North of Langrick Road, Boston, PE21 8HT. Demolition of dwelling and outbuildings; Outline planning permission for up to 46 no. residential dwellings with consideration given to access. B/18/0435	Application approved	2019 – ongoing	3.1 km north west of the Application Site	Outline application	Complete / high
Land to the rear of nos. 1a - 15 Watery Lane, Butterwick, Boston, Lincolnshire, PE22 0HS. Outline application for residential development	Application approved	2017 – ongoing	5.8 km north east of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
(up to 42 dwellings) with all matters reserved for later consideration. B/16/0465					
Land adjacent to Magnolia Lodge, Benington Road, Butterwick, PE22 0EX. Outline application with all matters (access, landscaping, layout, appearance and scale) reserved for later approval for the erection of up to 26 dwellings. B/18/0328	Application approved	2019 – ongoing	5.7 km north east of the Application Site	Outline application	Complete / high
Land to the east of Whitehouse Lane, Fishtoft, Boston, PE21 0BH. Outline application with some matters reserved (layout, scale, appearance and landscaping) for proposed residential development of up to 83 no. dwellings. B/18/0012	Application approved	2018 – ongoing	900 m east of the Application Site	Outline application	Complete / high
Land east of Lindis Road (including former Shooters Yard), Fishtoft, Boston. Application for the demolition of the former scrap yard buildings and disused farm buildings and the erection of up to 180 dwellings, ancillary public open space, landscaping,	Application approved	2016 – ongoing	1.9 km north east of the Application Site	Outline application and applications for approval of reserved matters	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
drainage and access. B/18/0405, B/16/0436					
Land off Sibsey Road/Wainfleet Road, Boston, Lincolnshire. Construction of 66 no. dwellings including 11 affordable dwellings, new vehicular access and estate road plus associated garages and infrastructure. B/16/0141	Application approved	2017 – ongoing	2.8 km north of the Application Site	Detailed application	Complete / high
Land south of Wainfleet Road, Boston, PE21 9RN. Outline application for proposed residential development of up to 200 no. dwellings with access to be considered. B/17/0511	Application approved	2017 – ongoing	3.07 km north east of the Application Site	Outline application	Complete / high
Land off Alcorn Green, Boston, PE21 0NA. Construction of 41 affordable dwellings with associated car parking and access, SUDS basin and public open space. B/19/0514	Application approved	2019 – ongoing	1.1 km north east of the Application Site	Detailed application	Complete / high
Land north of Middlegate Road (west), Frampton, Boston, PE20 1BX. Erection of up to 195 dwellings including access	Application approved at appeal	2016 – ongoing	3.8 km south west of the Application Site	Outline application and applications for approval of	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
off Middlegate Road West, public open space and drainage infrastructure. B/18/0039, B/16/0380				reserved matters	
Kirton House. Construction of 19 detached properties, with associated garaging, access roads and landscaping. B/07/0414	Application approved	2010 – ongoing	5.5 km south west of the Application Site	Approval of reserved matters	Complete / high
Mani Firs, London Road, Kirton, Boston, Lincolnshire, PE20 1JE. Application for residential development (105 dwellings) including layout and access with all other matters reserved for later approval. B/18/0398 B/15/0391	Application approved	2019 – ongoing	4.9 km south west of the Application Site	Outline application and applications for approval of reserved matters	Complete / high
Land north of Old Main Road, Old Leake, Boston, PE22 9HR. Outline application for the erection of up to 35 no. dwellings (with layout and access to be considered) and construction of car park for use by Old Leake Primary School. B/17/0513	Application approved	2019 – ongoing	10.3 km north east of the Application Site	Outline application	Complete / high
Old Station Yard, Swineshead Bridge, Boston, PE20 3PU. Application for the approval	Application approved	2008 – ongoing	11.5 km west of the Application Site	Approval of reserved matters	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
of reserved matters for the construction of 35 dwellings plus new estate road, landscaping and associated works. B/08/0156					
Land to the north and west of Cole's Lane, Swineshead, Boston, PE20 3NS. Erection of 74 dwellings with associated garaging, roads and sewers. B/17/0404 Change in site boundary of planning permission B/17/0404 B/18/0382	Application approved	2018 – ongoing	8km west of the Application Site	Detailed application	Complete / high
Geo H Kime & Co Ltd, Main Road, Wrangle, Boston, Lincolnshire, PE22 9AN. Outline application for residential development (27 dwellings) with all matters reserved. B/16/0296	Application approved	2017 - ongoing	12.5 km north east of the Application Site	Outline application	Complete / high
Land off Broadgate, Wrangle, PE22 9BP. Outline Planning permission with consideration given to access and layout (matters relating to appearance, landscaping and scale	Application approved	2018 – ongoing	12.6 km north east of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
reserved for later consideration) for 45 dwellings (including 12 affordable units) and associated works. B/17/0147					
Land off Tooley Lane, Wrangle, Boston, PE22 9BL. Outline application for the erection of 45 no. dwellings, including access and layout with appearance, landscaping and scale reserved for later approval. B/17/0443.	Application approved	2018 – ongoing	12.4 km north east of the Application Site	Outline application	Complete / high
Phase 1 Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF. Hybrid outline application for residential development (up to 200 dwellings) consisting of: Construction of 71 dwellings (phase 1) and associated infrastructure including access, layout, scale, landscaping and appearance Construction of up to 129 dwellings including access with all matters reserved for later approval. B/17/0317	Application approved	2018 – ongoing	500 m south west of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF. Hybrid outline application for residential development (up to 200 dwellings) consisting of: Construction of 71 dwellings (phase 1) and associated infrastructure including access, layout, scale, landscaping and appearance Construction of up to 129 dwellings including access with all matters reserved for later approval. B/17/0317	Application approved	2017 – ongoing	800 m west of the Application Site	Outline application	Complete / high
Former Phoenix Poultry Farm, Swineshead Road, Wyberton, Boston, Lincolnshire, PE21 7JG. Proposed affordable housing scheme providing 25 dwellings with new access road, public open space provision and pump station. B/19/0169, B/16/0298, B/14/0013	Application approved	2019 – ongoing	3.3 km west of the Application Site	Detailed application	Complete / high
Phase 2 Heron Park, Wyberton Low Road, Wyberton, Boston, PE21 7RZ. Application for approval of all reserved	Application approved	2018 – ongoing	0.61 km south west of the Application Site	Approval of reserved matters	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
matters for the construction of 32 dwellings (Phase 2), plus associated roads, parking areas and attenuation basin following the grant of outline planning permission for up to 200 dwellings. B/18/0489					
Land to the west of 90, 92 and 94 Fenside Road, Boston. Proposed residential development consisting of 61 dwellings and construction of new vehicular access and associated works. B/18/0399	Application approved	2020 – ongoing	3.5 km north east of the Application Site	Detailed application	Complete / high
Howards Tenens Ltd, Riverside Industrial Estate, Marsh Lane, Boston, Lincolnshire PE21 7SZ. Erection of storage and distribution building (Class B8). B/18/0063	Application approved	2018 – ongoing	500 m north west of the Application Site	Detailed application	Complete / high
Land off Wash Road, Kirton, Boston. Storage and distribution park comprising of approximately 58,000sq.m of B8 (Storage and Distribution), B2 (General Industry) and B1 (Light	Application approved	2005 – 2006	3.8 km south west of the Application Site	Outline application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Industry) including means of access. B/05/0562					
Spalding Road, Sutterton, Boston, Lincs. Variation of condition numbers 2, 8, 9, 10 and 18 of Planning Permission Reference B/05/0298 relating to the construction of office/storage and flower processing unit. B/07/0403	Application approved at appeal	2008 – ongoing	8.8 km south west of the Application Site	Detailed application	Complete / high
Land south of Endeavor Way, Sutterton, Boston, Lincolnshire, PE20 0JA. Erection of 14,655sq.m Class B2 (general industrial) floor space with ancillary soils, plant, parking, manoeuvring and hard and soft landscaping to provide additional production capacity to the existing factory. B/15/0506.	Application approved	2015 – ongoing	8.6 km south west of the Application Site	Detailed application	Complete / high
Land off Enterprise Way, Boston, PE21 7TW. Proposed mixed use commercial development (A2/A3/B1/B8/D2) including associated access, parking and landscaping. B/18/0357, B/17/0520	Application approved	2018 – ongoing	3.5 km north west of the Application Site	Detailed application	Complete / high
Land adjacent to J T Friskney, Boardsides,	Application approved	2018 – ongoing	5 km north west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Wyberton Fen, Boston, PE21 7NY. Erection of single storey storage unit and associated car parking. B/18/0433					
Land between Wide Bargate and Red Lion Street, Boston, Lincolnshire. Demolition of 36 Strait Bargate and 2 Wide Bargate and part of the boundary wall to the Methodist Church. Refurbishment and extension of Grade II listed 4 Wide Bargate. Erection of 14 no. retail units (A1); 2 no. retail units (A3/A5); and 15 no. residential apartments, with associated car parking. Creation of a new pedestrian (and delivery/service vehicle) link connecting Wide Bargate to Red Lion Street. B/18/0060	Application approved	2018 – ongoing	2.1 km north west of the Application Site	Detailed application	Complete / high
Land to the east of Old Main Road, Fosdyke, PE20 2BU. Residential development of 23 dwellings including 6 affordable dwellings plus new estate roads, public	Not yet determined	2020 – ongoing	9.3 km south of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
open space and associated infrastructure. B/20/0130					
WESTWOOD LAKES HOLIDAY SITE, Five House Lane, Wyberton, Boston, Lincolnshire, PE21 7JA. Application under s.73A for variation of condition 2 attached to planning permission B/10/0079 to determine that holiday lodges Nos. 8 & 9 shall not be occupied for any purpose only during the month of February. B/10/0393	Not yet determined	2010 – ongoing	2.3 km west of the Application Site	Detailed application	Incomplete/ low
Land off Gilbert Drive, Boston, Lincolnshire. Outline planning application for up to 1200 dwellings and associated infrastructure with all matters (layout, scale, appearance, landscaping and access) reserved for later consideration. B/17/0367	Not yet determined	2017 - ongoing	3.6 km west of the Application Site	Outline application	Complete / high
Land off London Road, Kirton, Boston, PE20 1JE. Residential development consisting of 139 dwellings, including associated roads, public open space and	Not yet determined	2019 – ongoing	5.1 km south west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
drainage infrastructure. B/19/0040					
Land Off London Road, Kirton. Residential development consisting of 68 dwellings, including associated roads, garaging and drainage infrastructure. B/19/0146	Not yet determined	2019 – ongoing	4.9 km south west of the Application Site	Detailed application	Complete / high
Land at Station Road/Spalding Road, Sutterton, Boston, PE20 2EU. Residential development of 256 no. two, three and four bed, two storey dwellings with associated access and infrastructure. B/19/0383	Not yet determined	2017 - ongoing	9 km south of the Application Site	Detailed application	Complete / high
Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG. : Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, hardstandings and access routes; provision of a sales area including siting of "show units" and associated parking; and Outline planning permission (all	Application approved	2020 – ongoing	7 km north west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
matters reserved) for the development of a "hub" building of up to 12,000sqm total floorspace - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works. B/19/0520					
The Studio Nightclub, Craythorne Lane, Boston, PE21 6HA. Change of use, erection of a first and second floor extensions and buildings alterations to create twelve self-contained flats. B/20/0124	Not yet determined	2020 – ongoing	1.6 km north of the Application Site	Detailed application	Complete / high
Land off St Swithins Close, Bicker, Boston. Approval of reserved matters (appearance, access, landscaping, layout & scale) following outline approval B/16/0463 for residential development of up to 40 dwellings. B/20/0161 B/16/0463	Not yet determined	2016 – ongoing	12.3 km south west of the Application Site	Detailed application	Complete / high
Land North of Tytton Lane East, Wyberton, Boston, PE21 7TD. Outline	Not yet determined	2020 – ongoing	1.26 km west of the Application Site	Detailed application	Complete / high

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
planning permission for 132 dwellings with all matters reserved (Access, Appearance, Landscaping, Layout and Scale). B/20/0235					
Land off Lealand Way, Marsh Lane Industrial Estate, Boston, PE21 7SW. Installation of a 6.0 MW Gas Fired Power Generation Site, associated infrastructure and new means of access. B/19/0474	Application approved	2019 – ongoing	422 m north of the Application Site	Detailed application	Complete / high

Table A6-2 Schemes Removed from the List of Cumulative Projects (Table A6-1) since the Assessment Cut-Off Date

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
Geo H Kime & Co Ltd, Main Road, Wrangle, Boston, Lincolnshire, PE22 9AN. Outline application for residential development (27 dwellings) with all matters reserved. B/16/0296	Application approved	2017 - 2018	12.5 km north east of the Application Site.	Outline application	Complete / high
Land to the east of Old Main Road, Fosdyke, PE20 2BU. Residential development of 23 dwellings including 6 affordable dwellings plus new estate roads, public open space and associated infrastructure. B/20/0130.	Not yet determined	2020 – ongoing	9.3 km south of the Application Site	Detailed application	Complete / high
WESTWOOD LAKES HOLIDAY SITE, Five House Lane, Wyberton, Boston, Lincolnshire, PE21	Not yet determined	2010 – ongoing	2.3 km west of the Application Site.	Detailed application	Incomplete/ low

Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
7JA. Application under s.73A for variation of condition 2 attached to planning permission B/10/0079 to determine that holiday lodges Nos. 8 & 9 shall not be occupied for any purpose only during the month of February. B/10/0393					
Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG. : Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, hardstandings and access routes; provision of a sales area including siting of "show units" and	Application approved	2020 – ongoing	7 km north west of the Application Site.	Detailed application	Complete / high

Project Related



Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
associated parking; and Outline planning permission (all matters reserved) for the development of a "hub" building of up to 12,000sqm total floorspace - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works. B/19/0520					
Land to the west of Stephenson Close Residential Development of up to 85 dwellings B/17/0515	Application not yet determined	2017 - ongoing	From the most eastern part of the Scheme to the Application Site is 550 m.	Outline application	Incomplete/ low
Land off Lealand Way, Marsh Lane Industrial Estate, Boston, PE21	Application approved	2019 – ongoing	422 m north of the Application Site	Detailed application	Complete / high

Project Related



Project	Status	Development Period	Distance from the Application Site	Project Definition	Project Data Status
7SW. Installation of a 6.0 MW Gas Fired Power Generation Site, associated infrastructure and new means of access. B/19/0474					

Table A6-3 Potential Cumulative Schemes Identified following the Initial Assessment Cut-Off Date (in February 2021)

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
7 Lincoln Lane Boston, PE21 8RU Demolition of existing public house and erection of 18 supported living flats and associated management and training facilities ancillary to the residential use. B/19/0002	Application approved (favourable with conditions)	2020-2021	2 km north west of the Application Site.	Full Planning Permission	Included as part of regional growth for traffic. Too distant for noise and small in size.
Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston, PE21 0PT 85 dwellings with associated infrastructure including new estate roads, public open space and attenuation ponds B/18/0528	Application approved (favourable with conditions)	2020 - 2021	2 km north east of the Application Site.	Full Planning Permission	Included as part of regional growth for traffic. Too distant for noise.
Land at 31-33, London Road, Kirton, Boston, PE20 1JA. Residential development consisting of 41 dwellings, estate roads and landscaping B/20/0293	Application approved (favourable with conditions)	2020 - 2021	5 km south west of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic. Too distant for noise.
Land to the west of Stephenson Close, Boston, PE21 7SY Outline application for the erection of up to 85 dwellings, public open space and associated infrastructure (access only to be considered). B/17/0515	Application approved (favourable with conditions)	2020 - 2021	<1 km west of the Application Site.	Outline Planning Permission	Included as part of regional growth for traffic. Too distant for noise.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
The Chestnuts, Green Lane, Algarkirk, Boston PE20 2AD Change of use from Agricultural use to Class B2 (General Industry) for the processing and supplying of fuel wood, wholesale and retail (Retrospective application). B/20/0393	Application approved (favourable with conditions)	2020 - 2021	7 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Plot 4 Endeavour Park Proposed 2 no. double office units, 1 no. corner office unit (comprising 3 units) and bistro serving local business users. Creation of new access from Gilbert Drive. B/07/0089	Application approved (favourable with conditions)	-	3.5 km north west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
H H Adkins Contractors Ltd, Wyberton West Road, Boston, Lincolnshire, PE21 7JU Erection of a 3 bay extension to the existing workshop B/17/0124 FP17240	Application approved (favourable with conditions)	2017 – ongoing	2 km north west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Land off Lister Way, Boston, PE21 8NU 2 commercial units (Class B2 and B8), together with ancillary trade counters and MOT testing facility B/18/0512 IN19060	Application approved (favourable with conditions)	2019 – ongoing	2.5 km north west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Murlec Electrical Contractors Ltd, Eden Business Park, Avalon Road, Kirton, Boston, PE20 1QR Office building with workshop B/19/0016	Application approved (favourable with conditions)	2019 – ongoing	5 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
The Barn, Creaseyplot Lane, Swineshead, Boston, PE20 3ND Change of use of agricultural barn to storage building (Class B8) B/19/0035	Application approved (favourable with conditions)	2019 – ongoing	10 km west of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
Boston LGV Training, Marsh Lane, Boston, PE21 7SB Erection of steel clad storage building with office space. B/19/0477 IN20036	Application approved (favourable with conditions)	2020 – ongoing	200 m west of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
Second Floor, Fydell House, South Street, Boston PE21 6HT Change of use of the 2nd floor self-contained flat from residential (Class C3) to offices, storage and meeting rooms (Class B1) B/20/0205	Application approved (favourable with conditions)	2020 - ongoing	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Store adjacent to Thurlby Motors, Main Road, Butterwick, Boston, Lincolnshire, PE22 0JN Change of use to plant storage and repair workshop with ancillary offices to include construction of replacement	Application approved (favourable with conditions)	2017 - ongoing	5 km north east of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
building to accommodate repair workshop with ancillary office. B/16/0258					
Conroy Plant Hire, Main Road, Butterwick, Boston, PE22 0JL Proposed storage building. B/20/0403	Application approved (favourable with conditions)	2020 – ongoing	5 km north east of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Conroy Plant Hire, Main Road, Butterwick, Boston, PE22 0JL Demolition of existing storage space, erection of a single storey office and staff facilities, cladding of existing external brickwork and creation of additional parking area. B/20/0404	Application approved (favourable with conditions)	2020 – ongoing	5 km north east of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Land opposite Fosdyke Yacht Haven, Moulton Washway, Fosdyke Bridge, Boston, Lincolnshire, PE20 2DB Outline application for the erection of single storey steel framed storage building, with all matters reserved (B/18/0142). Approval of reserved matters (part existing access, appearance, landscaping, layout and scale) following outline approval B/18/0142, for the erection of single storey steel framed storage building (B/19/0110).	Application approved (favourable with conditions)	2018 – ongoing	10 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
The Old King's Head, 28, High Street, Kirton, BOSTON, PE20 1EG Change of use of dwellinghouse (C3) and outbuildings to a mixed use of retail (A1), restaurant/cafe (A3), offices (B1), hotel (C1) and residential (C3) and minor demolition and extension work to Grade II listed building, and creation of new vehicular access off King Street with associated parking area. B/17/0215	Application approved (favourable with conditions)	2017 – ongoing	5km south west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Alan Baxter Haulage, Highgate, Leverton, Boston, PE22 0AW Change of use from haulage depot to light industrial (Class B1) with ancillary warehousing; creation of new site access. B/20/0237	Application approved (favourable with conditions)	2020 – ongoing	9 km north east of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
M Baker Produce Ltd, Wainfleet Road, Old Leake, Boston, PE22 9HT Change of use of the building from Sui generis to A1/ B2, modifications and to increase number of visitor/staff parking, installation of two portable office cabins, Installation of three new signs with lighting, one replacement sign and installation of three flag poles. B/19/0153	Application approved (favourable with conditions)	2019 – ongoing	11 km north east of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Reflex Labels, Station Road industrial Estate, Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW Erection of two storey side extension to existing industrial unit to provide office and ancillary accommodation following demolition of single storey extension. B/18/0033	Application approved (favourable with conditions)	2018 – ongoing	11 km west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Land adjacent to Lanresse Lodge, Fen Houses, Swineshead, Boston, PE20 3HF Change of use of haulage yard (Sui Generis) to commercial/light industrial (Class B1). B/18/0471	Application approved (favourable with conditions)	2019 – ongoing	8 km west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Part of Lanresse Yard, Adj to Lanresse Lodge, Fenhouses Drove, Swineshead, Boston, PE20 3HF Change of use from a haulage yard to vehicle repair and maintenance (Use Class B2). B/20/0344	Application approved (favourable with conditions)	2020 – ongoing	8 km west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.
Endeavour Park, Gilbert Drive, Boston, PE21 7TR Construction of office units (comprising 8 units) including associated car parking, landscaping and access. B/20/0191	Application approved (favourable with conditions)	2020 – ongoing	3.5 km north west of the Application Site.	Full Planning Permission	No date overlap for construction and distance from the Application Site.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
23 THE BOSTON STILL, Market Place, Boston, Lincolnshire, PE21 6EH. Retail development 0.04 ha. COU from A4. B/16/0240	Application approved (favourable with conditions)	2016 - 2017	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
Former nightclub/World Buffet, 23-25 High Street & 24 Bridge Street, Boston, Lincolnshire, PE21 8SH. Application under S73 to vary condition No.2 of approval B/16/0214 (Conversion of former nightclub to create 5 retail units at ground floor level and extensions and alterations to provide 11 No. flats to upper floors). B/17/0259	Application approved (favourable with conditions)	2017 - 2018	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
146, High Street, Boston, Lincolnshire, PE21 8TJ Resubmission of B/17/0247 for the demolition of existing 1 no. dwelling (146 High Street) and associated outbuildings plus 2 no. former vehicle maintenance single storey buildings. To be replaced with 2 no. buildings of mixed uses (4 no. retail units/1 no. cafe & 8 no. residential - 6 no. two bed & 2 no. one bed units) and a bin/bike store. B/17/0412 IN18017	Application approved (favourable with conditions)	2017 – 2018	1 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
23-25, High Street, Boston, PE21 8SH. Change of use from nightclub (Sui generis) to hotel (C1) on two-thirds of the ground floor and the upper floors and shops (A1) on the remaining third of the ground floor, and to carry out the alteration and development of the property interior, construct external extensions at roof level and other alterations; to create two shops and a twenty-three bedroom hotel with a restaurant. B/17/0469 FP18193	Application approved (favourable with conditions)	2018 – 2019	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
Land adjacent to Waterfall Plaza, Fountain Lane, Boston, PE21 6DY Proposed change of use to provide timber shop unit and external sales area under use Class A1. B/18/0499	Application approved (favourable with conditions)	2019 - 2020	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
14 Jayne Rush Hair and Beauty, Station Road, Kirton, Boston, Lincolnshire, PE20 1EE Construction of extensions and alterations to salon. B/17/0015	Application approved (favourable with conditions)	2016 - 2017	5 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
The Old King's Head, 28, High Street, Kirton, BOSTON, PE20 1EG	Application approved (favourable with conditions)	2019 - 2020	5 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Change of use of dwelling house (C3) and outbuildings to a mixed use of retail (A1), restaurant/cafe (A3), offices (B1), hotel (C1) and residential (C3) and minor demolition and extension work to Grade II listed building, and creation of new vehicular access off King Street with associated parking area. B/17/0215					small size of the development.
Land south of Wallace Way, The Quadrant, Wyberton, Boston, PE21 7TD Erection of showroom for sales and display of bathroom and kitchen equipment and associated merchandise (Class A1), plus new car park and associated development. B/18/0207	Application approved (favourable with conditions)	2018 – 2019	2 km south west of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
7 High Street, Boston, PE21 8SL Change of use of ground floor to A1 (Retail) or A3 (Cafe or restaurant) or A4 (Drinking Establishment) or A5 (Hot Food Takeaway) or B1 (Offices) or D1 (Non-residential institution). B/19/0189	Application approved (favourable with conditions)	2019 - 2020	2 km north of the Application Site.	Full Planning Permission	No date overlap for construction and small size of the development.
Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG	Application approved (favourable with conditions)	2020 - 2021	7 km north west of the Application Site.	Major - Full Planning Permission	No date overlap for construction and small size of the development.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, hardstandings and access routes; provision of a sales area including siting of "show units" and associated parking; and Outline planning permission (all matters reserved) for the development of a "hub" building of up to 12,000sqm total floorspace - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works. B/19/0520					
13 West Street, Boston, PE21 8QE Conversion and change of use to provide mixed use including cafe, social supermarket, Kick Boxing Gym, social enterprise units, 24 hour supported accommodation, emergency accommodation with 24-hour support. B/20/0357	Application approved (favourable with conditions)	2020 - 2021	2 km north of the Application Site.	Major - Full Planning Permission	No date overlap for construction and small size of the development.
Baptist Farm, Slippery Gowt Lane, Wyberton, Boston, PE21 7SQ. Construction of 12 residential dwellings.	Not yet determined	2021 – ongoing	<100 m west of the Application Site.	Major – Full Planning Permission	Included as part of regional growth for traffic.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
B/20/0513					
Land adjacent and to the rear of, Fishtoft Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF Outline application for 46 residential dwellings and associated works with all matters reserved for later approval. B/20/0488	Not yet determined	2020 – ongoing	2.5 km east of the Application Site.	Major - Outline Planning Permission	Included as part of regional growth for traffic. Distance from the Application Site is too far for noise.
Land adjacent and to the rear of Fishtoft Boy Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF Proposed residential development of 20 affordable dwellings and associated works. B/20/0489	Not yet determined	2020 – ongoing	2.5 km east of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic. Distance from the Application Site is too far for noise.
Bank Farm, Frampton Bank, Frampton, Boston, PE20 1RX Application under s73, to remove Condition 5 (Poultry Unit) attached to planning permission B/13/0384 which was for the erection of 2 no. poultry rearing buildings, 2 no. associated feed bins, 4 no. LPG tanks and incinerator, change of use of stable block to a general store incorporating farm amenities, hardstand, access roads and associated parking and landscaping. B/20/0471	Application approved (favourable with conditions)	2021 – ongoing	4 km west of the Application Site.	Major - Full Planning Permission	Distance from the Application Site and proposed changes would not cause effects.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Magnadata International, Norfolk Street, Boston, PE21 9HQ Residential development consisting of 47no. dwellings with associated hard and soft landscaping, estate roads and access. B/20/0445	Not yet determined	2020 – ongoing	3 km north of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic and distance from the Application Site is too far for noise.
Fairfield Farm, Blackjack Road, Swineshead, Boston, PE20 3HG Erection of agricultural produce store B/20/0504	Not yet determined	2020 – ongoing	8 km west of the Application Site.	Major - Full Planning Permission	Distance from the Application Site and development type.
Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF Approval of reserved matters for Phase 3 (Appearance, Landscaping, Layout and Scale) following outline approval B/17/0317 (Hybrid outline application for residential development (up to 200 dwellings) B/21/0039	Not yet determined	2021 – ongoing	1 km west of the Application Site.	Major - Approval of Reserved Matters	Approval of reserved matters only.
Land off Broadfield Lane, Boston Residential development of 21 affordable dwellings (Phase 5 of Broadfield Lane development of planning application B/13/0037) B/20/0510	Not yet determined	2021 – ongoing	2.5 km west of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic and distance from the Application Site is too far for noise.

Project	Status	Development Period	Distance from the Application Site	Project Definition	Rationale for not updating the ES (17/02/2021)
Land off Alcorn Green, Boston PE21 0NA Application under S73a for the removal of Condition 4 (Affordable Housing Scheme) of approval B/19/0514 (Construction of 41 affordable dwellings with associated car parking and access, SUDS basin and public open space) in Lieu of a Unilateral Undertaking B/20/0339	Not yet determined	2020 – ongoing	1 km north east of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic.
Land off Grayling Way, Boston PE21 8FS Application Under S73a for the removal of condition 11 (Affordable Housing Scheme) of approval B/19/0288 (Residential development of 26 dwellings (Phase 4) including estate roads and landscaping) in lieu of a Unilateral Undertaking. B/20/0386	Application approved (favourable with conditions)	2020 – ongoing	2 km north west of the Application Site.	Major - Full Planning Permission	Included as part of regional growth for traffic.
Land off St Swithins Close, Bicker, Boston Approval of reserved matters (appearance, access, landscaping, layout & scale) following outline approval B/16/0463 for residential development of up to 40 dwellings. B/20/0161	Application approved (favourable with conditions)	2020 – ongoing	12 km south west of the Application Site.	Approval of Reserved Matters	Included as part of regional growth for traffic and distance from the Application Site.