

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
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To: Boston Borough Council

Application Ref: B/22/0401

Proposal: **Proposed commercial warehouse facility including offices, sales area and associated landscaping and parking**

Location: **Land adjacent to Straja, Broad Lane, Sutterton, Boston, PE20 2LA**

With reference to the above application received 11 October 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required

within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application is proposed to utilise a sustainable drainage system for the collection and storage of surface water to an attenuation basin before discharge to the Internal Drainage Boards open watercourse. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Please can you condition that any proposed gates on to Broad Lane are to be set back as a minimum 18.0 metres from the nearside carriageway edge to ensure calling vehicles can manoeuvre off the highway without causing an obstruction to other highway users when opening the gates in the interests of highway safety.

Case Officer:

Date: 01st November 2022

Dean Whitehead

**for Warren Peppard
Head of Development Management**