

LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Boston Borough Council

Application number: B/23/0093

Application Type: Full - Major

Proposal: Proposed demolition of existing buildings and 10no. holiday lodges for 12 months occupation

Location: Monarch Lakes, Far Drove, Hubberts Bridge, Boston, PE20 3QT

Response Date: 2 May 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has

received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No objection

Introduction/Site Location

This proposal is for the demolition of existing buildings and 10 no. holiday lodges for 12 months occupation which will utilise the existing access from Far Drove which serves the current use and meets the guidelines set out in Manual for Streets for visibility, as does the junction of Far Drove with Hubberts Bridge Road. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

Although it is accepted that the road leading to the site is a single track road, the site is located a relatively short distance to Hubberts Bridge Road and has 2 no passing places to allow the safe passage of two way vehicular movements. Additional vehicles movements on average are likely to be limited and it is unlikely that all visitors will arrive and depart at the same time.

A road casualty study showed that the Personal Injury Collision (PIC) data for the most recent five-year period demonstrates that there has been one incident along at the junction of Far Drove with Hubberts Bridge Road. The accident occurred in December 2018 which was slight and involved one vehicle and there have been no incidents at the junction within this period. It is therefore concluded that there that there are no obvious highway safety patterns or problems within the vicinity of the site

The proposal will not increase flood risk at this or adjacent properties as the surface water run-off will be directed to the ground on the site. and to the fishing lake.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 2 May 2023

From: [Jonathan Stockdale](#)
To: [HighwaysSUDsSupport](#)
Subject: RE: BOSTON BC AREA - OBSERVATIONS ON CONSULTATION REQUEST B/23/0093
Date: 27 March 2023 08:54:28

REFERENCE: B/23/0093

DEVELOPMENT: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND 10NO. HOLIDAY LODGES FOR 12 MONTHS OCCUPATION

LOCATION: MONARCH LAKES, FAR DROVE, HUBBERTS BRIDGE, BOSTON, PE20 3QT

GRID REF: 526461 343373

This development shall be isolated from the non-motorised access network so will require reliance upon a car to access local services and the wider countryside.

It is possible that this issue could be addressed by providing a link to the north of the site as indicated below on the map in red that would provide off road pedestrian access for those staying on the site as well as providing a useful circular walk utilising Far Drove (dashed red) for the people of Hubberts Bridge. Such a route must be dedicated as a Public Footpath to ensure its future maintenance and protection.

Happy to discuss this further.

