

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

**District: Boston Borough Council**

**Application number: B/23/0145**

**Application Type: Full - Major**

**Proposal: Erection of 7no light industrial units with associated access road and parking**

**Location: Stonebridge Business Park, Avalon Road, Kirton, Boston, PE20 1QR**

**Response Date: 15 June 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**

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

## No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

The application site is located on an area of land allocated as proposed mixed use employment land (KI001) which was granted outline permission as Kirton Storage & Distribution Park under planning permission B/05/0562 on the 14th December 2005.

The proposal includes the provision of three buildings housing 7no business units. Unit 1 has a Gross Internal Area of 400 square metres. The building has a monopitch roof with an eaves height of 6.15m and a ridge height of 9.15. Unit 2 has a Gross Internal Area of 1423 square metres. The building has a dual pitch roof with an eaves height of 6.45m and a ridge height of 8.75. Unit 3 is split into 5no units and has a total Gross Internal Area of 983 square metres. The building has a mono-pitch roof with an eaves height of 4.68m and a ridge height of 7.63.

The existing roads and footways on the Kirton Distribution Park development (Avalon Road) have not yet been formally adopted as highways maintainable at the public expense. The development has however been undertaken by Lincolnshire County Council as a commercial enterprise project and there is therefore no reason to expect that these existing roads will not be formally adopted at some future date. The local highway infrastructure was, at the outset, improved to accommodate the predicted vehicular movements generated by and attracted to the Kirton Distribution Park and therefore the development proposed in this Application would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the operation of the local highway network. Similarly, the surface water drainage requirements for the whole of the distribution park were accounted for at the outset and will be managed by existing drainage infrastructure as indicated on the attached Development Site Surface Water Drainage Plan and Discharge Allowances. Therefore, it is proposed that all roads, access ways etc, within the development will be Privately owned by Melbourne Holdings Ltd and not be put forward for adoption.

Parking spaces are identified for each unit on drawing M190-12-A, we have provided a sufficient level of parking for the size of units proposed.

Rainfall Runoff - Surface water from the proposed development will be discharged into the existing purpose-built sustainable drainage system within the business park via a balancing lagoon to the southwest corner of the site. The discharge rate does not cause the overall rate of discharge from the business park into the Board's systems to increase.

**Officer's Name: Dean Whitehead**

**Officer's Title: Senior Development Management Officer**

**Date: 15 June 2023**