

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

District: Boston Borough Council

Application number: B/23/0202

Application Type: Full - Major

Proposal: Erection of warehouse (Use Class B8), construction of surface water lagoon and associated parking and turning

Location: Wrangle Box Property Limited, Brenton Villa, Wrangle Bank, Wrangle Common, Boston, PE22 9DL

Response Date: 16 August 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

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

This application is for the erection of warehouse (Use Class B8), construction of surface water lagoon and associated parking and turning which will utilise the existing access arrangements from Wrangle Bank which is sufficient to allow vehicular movements to and from the proposed development site.

The National Planning Policy Framework (NPPF) is clear in its advice, that developments should be resisted or refused only where the residual cumulative transportation impacts are severe, or that the development would have an unacceptable safety impact. This is clearly not the case from the information provided in the amended Design and Access Statement which has given consideration to these matters and provided sufficient justification that this proposed development is not inherently unsafe in terms of traffic movement and therefore, the Highway Authority considers there will be insufficient evidence to support a reason for outright refusal on highway grounds. Overall, it is considered that the proposal will not result in an increase in vehicle movements and there will not be a severe or unacceptable impact upon the local highway network.

Surface water from the proposed development will be captured within the attenuation pond and subsequently, discharge to the IDB's open water course which is an acceptable means of surface water disposal without causing risk to the proposed development site, existing building or surrounding land.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 16 August 2023