

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

**District: Boston Borough Council**

**Application number: B/24/0001**

**Application Type: Outline-Major**

**Proposal: Outline planning application with some matters reserved (Appearance, Landscaping, Layout and Scale) for later approval for an Industrial Development with associated parking, delivery and communal turning areas**

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

**Response Date: 18 June 2024**

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 subject to:**

- **Planning Conditions** as detailed below.

### **Introduction/Site Location**

The application is for Outline planning with some matters reserved (Appearance, Landscaping, Layout and Scale) for later approval for an Industrial Development with associated parking, delivery and communal turning areas. This is known as Phase 2, Phase 1 (B/23/0145) is not yet determined by the Local Planning Authority. Lincolnshire County Council sent their final response on the 15<sup>th</sup> June 2023.

### **Existing Conditions**

This is a Greenfield site that already has overall outline permission that was granted under B/05/0562. The site is accessed from Avalon Road that was adopted as highway maintainable in January 2024.

### **Highway safety**

There are no recorded personal injury accidents in the vicinity of the site.

### **Highway capacity**

Overall Planning for the site has been granted.

### **Flood Risk and Drainage**

The original surface water drainage strategy for the development of the Kirton Distribution Park was for this portion of the site to be allowed to discharge at an uncontrolled rate to the Kirton Drain subject to agreement with the IDB and LCC and the payment to the IDB for their charges. However, there is a substantial portion of the site in the south west corner that is unsuitable for the erection of industrial units and this area will be utilised for an above ground attenuation pond with a restricted discharge to the IDB watercourse. The drainage is acceptable in principle subject to detailed design and consists of swales discharging into the attenuation pond that will outfall to the IDB watercourse at a restricted rate of 11l/s.

### **Planning Conditions:**

In the event that permission is to be given, the following planning conditions should be attached:

#### Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to Greenfield run off rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

**Officer's Name: Samantha Legg**

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

**Date: 18 June 2024**