

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

District: Boston Borough Council

Application number: B/24/0417

Application Type: Full-major

Proposal: Construction of 2no. new buildings for plant/ machinery, storage and workshop and siting of photovoltaic panels (works already started)

Location: Fountain Plants Ltd, Silver Mist Nurseries, Line Side, Hubberts Bridge, Boston, PE20 3RA

Response Date: 12 November 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

The proposal is for Construction of 2no. new buildings for plant/ machinery, storage and workshop and siting of photovoltaic panels (works already started) and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Building 1 is 26m x 36m and Building 2 is 10m x 14m steel frame and clad with 2no. ground mounted solar panels providing electrical supply to the buildings. There is no change in access or parking arrangements within the site. The site is within a flood zone 3 however there is no history of flooding from surface water on the site. Surface water from the solar panels will dissipate into the ground and to the irrigation reservoir from the building's roof tops.

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: 12 November 2024