

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

District: Boston Borough Council

Application number: B/24/0330

Application Type: Full-major

Proposal: Proposed bird hide, toilet block and extension to existing car park

Location: Freiston Shore Nature Reserve, Shore Road, Freiston, Boston PE22 0LY

Response Date: 20 September 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 site currently benefits from an existing access off Shore Road leading to a hardstanding (gravel) car park accommodating approximately 27 cars. The parking area is to be extended to add 36 new parking spaces including remarking of the bays bringing a total of 60 parking spaces. The existing picnic area will be relocated to accommodate the new parking area and will be of sufficient space for the expected increased number of visitors. In addition to this, a new bird hide will be provided and an amenity block accessible for all users. There will be no increase in surface water flooding which will naturally permeate to the ground and/or reach the existing lagoon. Roads leading to the site are clearly sign posted and are acceptable to accommodate the passage of vehicles without mitigation.

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: 20 September 2024