

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

District: Boston Borough Council

Application number: B/25/0227

Application Type: Full

Proposal: Change of use from storage or distribution (Use Class B8) to mixed use consisting of Commercial use (Use Class E), General Industrial use (Use Class B2) and Storage or Distribution (Use Class B8) including alterations

Location: Salt Barn, Great Fen Road, Boardsides Boston PE21 7PB

Response Date: 20 June 2025

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 proposal is for the change of use from storage/distribution (B8) to mixed use comprising of commercial (Class E) general industrial (B2) and storage/distribution (B8). It is proposed to subdivide the building on site into several units (8no. in total) that could then be used for flexible uses under use classes E, B2 and B8. There is an existing parking area in front of the building that will provide 32no. parking spaces, based on the floor area split (Total 1648m²) and supports the parking standards set out in the local plan. A cycle storage area is proposed and sufficient turning space to allow vehicles to enter and leave in a forward gear. The proposal will utilise the existing access arrangements from Great Fen Road, being subject to a 30mph speed limit and has suitable visibility splays in accordance with Manual for Streets. There is a footway connection to the junction with Boardsides and a combined footway/cycleway along Boardsides into Boston. A review of the Personal Injury Accident (PIA) data reveals that there have been 2 'slight' incidents at the junction in the last 5 years however, there is nothing to suggest that there is any underlying issue with the junction, especially having regard to the volume of traffic that uses it.

The application site lies within Flood Zone 3a and relates to the change of use of a building already used for employment activities. There is a small area within the site immediately in front of the subject building that has a 1 in 30-year chance of surface water flooding, however there are no alterations proposed to the site other than the external cladding renewal and therefore, no increase in surface water flood risk to the site or surrounding buildings and 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: 20 June 2025