

## **HIGHWAY AND LEAD LOCAL FLOOD AUTHORITY RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Boston Borough Council

**Application number:** B/25/0235

**Application Type:** Full-Major

**Proposal:** Construction of new glasshouse extensions and surface water irrigation reservoirs

**Location:** Silvermist, Lineside, Amber Hill, Boston, PE20 3RA

**Response Date:** 7 July 2025

**Response by:** Dean Whitehead

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.

## **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**

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.

No objection subject to:

#### **(a) Planning Conditions and Informatives**

Fountain Plants Ltd is located off Lineside alongside the A1121 and the application site lies to the west of existing glasshouses which is currently a flat, open field surrounded on three sides by a drain and hedging along the western boundary. The physical extent of the proposal i.e. area of glasshouses as shown on the site plan is 28560m<sup>2</sup>/2.8Ha/7acres. Planning approval was given in 2019 (B/19/0362) and 2020 (B/20/0117) for new glasshouses and irrigation reservoirs. The proposed reservoir will not require the removal of any excavated material off site. Any excavated material will be utilised in forming the embankments to the perimeter. The proposal will be attached to the existing internal access roads running through the site and the existing vehicular access off the A1121 will be upgraded to LCC Highways standards to run a new access road along the eastern boundary to the proposed glasshouses. This access will be for construction traffic only and not for any business use thereafter.

The attenuation of water from the proposed roofs is an integral part of the operations. The recycling of surface water from roofs is a sustainable method of irrigation and effective use of natural resources. Furthermore, in this location of flood risk, it enables development of previously agricultural land to have negligible impact upon surface water run-off, percolation etc. The Environment Agency's Flood Zone Map shows that the whole of the area to be developed is in Flood Zone 3, however, there is no history of flooding from surface water on the site. Therefore, the proposal will not increase surface water flood risk to the development site, surrounding properties or land.

### **Planning Conditions:**

#### **Highway Condition 00**

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;

- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

## **Informatives**

### **Highway Informative 03**

The permitted development requires the formation of a new/amended vehicular access for the use of construction traffic only and not any business use thereafter. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

### **Highway Informative 08**

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

## **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: 7 July 2025**



**Lincolnshire**  
FIRE & RESCUE

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Deepdale Lane  
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Lincoln  
LN2 2LT  
Tel: 01522 555777  
[www.lincolnshire.gov.uk/lfr](http://www.lincolnshire.gov.uk/lfr)

My Ref: 200004476185/ZB

Your Ref: B/25/0235

Highways SuDS Support  
Lincolnshire County Council  
County Offices  
Newland  
Lincoln  
LN1 1YL

**For the attention of Ian Carrington**

Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

23 June 2025

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION**

**DEVELOPMENT: CONSTRUCTION OF NEW GLASSHOUSE EXTENSIONS AND SURFACE WATER IRRIGATION  
RESERVOIRS**

**LOCATION: SILVERMIST, LINESIDE, AMBER HILL, BOSTON, PE20 3RA**

I refer to the planning application reference B/25/0235. The Fire Authority object to the application on the grounds of inadequate water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

**WATER SUPPLY**

It is important that there is an adequate provision of water supply for firefighting purposes. It is acknowledged that there are various bodies of water included within the development plans. These bodies of water may be sufficient as a water supply for firefighting purposes subject to meeting the following criteria as set out in Approved Document B, Part B5:

- A spring, river, canal or pond that is capable of fulfilling both of the following conditions.
  - i. Providing or storing a minimum of 45,000 litres of water at all times.
  - ii. Providing access, space and a hardstanding for a pumping appliance.

If these bodies of water do not meet this requirement, then Lincolnshire Fire and Rescue will require the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried

out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

Alternatively, a charged static water tank with a minimum capacity of 45,000 litres can be provided as a water supply for firefighting purposes.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

**Zoe Brown**

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553868

Email: [fire.safety@lincolnshire.gov.uk](mailto:fire.safety@lincolnshire.gov.uk)

cc: [planning@boston.gov.uk](mailto:planning@boston.gov.uk)

LFR Water Management