

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

District: Boston Borough Council

Application number: B/24/0476

Application Type: Full-Major

Proposal: Construction of new mixed use building consisting of 4no Class E retail units at ground floor level and 18no class C3 apartment dwellings on first and second floor and new landscaping and external works including parking, refuse stores, cycle storage and public toilet block

Location: Crown House, Lincoln Lane, Boston, PE21 8SJ

Response Date: 21 January 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: Approve with conditions

Crown House is located immediately to the north of Rosegarth Square, which is located centrally within Boston town centre and currently comprises a single office building and associated parking. The site is bound to the north by Boston Police Station and Lincoln Lane, where vehicular access is provided, to the west by Boston Health Clinic, to the east by an area of public realm and the River Witham and to the south by Rosegarth Street car park.

The development proposals consist of the demolition of the existing Crown House building and the erection of a single new building, to provide retail use (4no. Class E) at ground floor and 18no. 1-bedroom rental apartments across the 1st and 2nd floors.

Due to the site's strategic location in Boston's town centre, close to major public transport options and a range of local amenities, it serves as an essential pedestrian thoroughfare, facilitating access to various parts of Boston. This connectivity enhances accessibility for residents, visitors, and commuters, encouraging pedestrian movement between the town centre, surrounding neighbourhoods, and essential services. The nearest bus stops to the site are located at Boston bus station, located to the immediate south of Rosegarth Square, which bounds the site to the south. As the central hub for buses in Boston, it currently serves a total of 20 services, comprising both public and school services. Destinations of public services includes Spalding, Lincoln, Horncastle, and Skegness. The nearest railway station is Boston, located approximately 350m to the west of the site. This station can be accessed on foot or by bicycle by following Lincoln Lane. The site is bound to the north by Lincoln Lane, a two-way, single lane carriageway, which continues to Station Street, to the west, as it approaches Boston Train Station. Lincoln Lane is subject to no loading restrictions along most of its length, enforceable between the hours of 0800 and 1800. A section of on-street parking is provided on the southern side of the carriageway, immediately to the north of the George Street car park and the Boston Health Clinic.

Accident data was sought for the area immediately surrounding the site for the most recent 5-year period (2018 – 2022). No accidents have been recorded near the site, along Lincoln Lane or Station Street, within the most recent 5-year period. Given the above, it is considered that the level of accidents recorded over the most recent 5-year period does not indicate that there is an existing road safety issue within the vicinity of the site. Access to the site will be retained from Lincoln Lane, on the northern site boundary. Considering South East Lincolnshire Local Plan, a total of 36 parking spaces would typically be required and the proposed development will offer 7no. parking spaces in total. The proposals are anticipated to generate 7 two-way trips in the AM peak hour and 4 two-way trips in the PM peak hour. As such, it is not expected that the proposals will have a material impact on the local road network. It should be noted that the proposed retail unit on site is considered to be ancillary and does not have any

dedicated parking. As such, it is not anticipated to generate significant vehicular trips in its own right. Given the sites prominent sustainable location, in Boston town centre, within a short walk of both Boston Train and Bus Station and adjacent car park, but also a range of local amenities, it is considered that a reduction in parking standards would be appropriate. Additionally, 18 secure cycle stands are to be provided on site for the residential apartments, capable of accommodating 36no. bicycles. Cycle storage will be provided in a communal facility, given the apartment nature of the development. Therefore, the impact of this proposed development will not be severe regarding highway safety or capacity.

The Environment Agency Flood Map for Planning website indicates that the site is considered at risk from tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 3a. The flood risk from surface water shows the site is at VERY LOW risk which means that each year this area has a chance of flooding of less than 0.1% each year. Due to the predominantly clay nature of the natural strata and high-water table, soakaway drainage is unlikely to be suitable for the proposed development and therefore, a positive connection to Anglian Waters system will be made with a discharge rate of 2l/s. The private surface water system for the proposed redevelopment will be discharged into an underground attenuation tank within the private car park, that will be sized for a 1 in 100-year event plus 40% for climate change. Therefore, the proposed development site, surrounding properties and land will not be at risk of surface water flooding.

Highway Condition 20

The development hereby permitted shall not be occupied before a 2.0-metre-wide footway across the NHS access with tactile paving for pedestrian crossing, along Lincoln Lane and the existing access to St Georges Road car park from Lincoln Lane to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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>

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.

Note to Planners

Please secure a S106 sum of:

- £5000 for the future monitoring of the required Travel Plan.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 21 January 2025



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: 100032165739/MH
Your Ref: B/24/0476

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

For the attention of Charlie Parry

Sent by email to: HighwaysSUDsSupport@lincolnshire.gov.uk

27 November 2024

Dear Sir,

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

DEVELOPMENT: Construction of new mixed use building consisting of 4no Class E retail units at ground floor level and 18no class C3 apartment dwellings on first and second floor and new landscaping and external works including parking, refuse stores, cycle storage and public toilet block

LOCATION: Crown House, Lincoln Lane, Boston, PE21 8SJ

I refer to the planning application reference: B/24/0476. The Fire Authority object to the application on the grounds of inadequate access and water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. Particular attention should be given to Table 15.2. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.

WATER SUPPLY

Lincolnshire Fire and Rescue requires 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.

ENVIRONMENTAL

No Comment

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

Yours faithfully

Matthew Hall

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553 868

Email: fire.safety@lincolnshire.gov.uk

Joshua Frost BA (Hons) L4DFS

Fire Safety Supervisor

Lincolnshire Fire and Rescue

Telephone: 01522 553868

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cc. LFR Water Officer

planning@boston.gov.uk