

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

**District: Boston Borough Council**

**Application number: B/24/0519**

**Application Type: Full-Major**

**Proposal: Proposed containers for storage use under Class B8**

**Location: Mylockup, Boardsides, Wyberton Fen, Boston, PE21 7NY**

**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: No objection**

This proposal is for 177 self-storage containers be placed on the hardscape land adjacent to the warehouses, interspersed with internal roads to allow vehicle access. Users of a Storebox concept self-storage facility go through a simple booking process. They choose a suitable site, unit size, move-in date and method of payment using the Storebox website. Access to the yard will be secured by motorised security gates which are operated from a customer's mobile phone. The Proposed Development is situated on land north of the A1121 (Boardsides), approximately 1 km west of the A52 junction leading to Boston town centre and is situated within an established area of warehouse buildings, with Boston Aerodrome Park to the west and the Boardsides Recycling Facility to the east. There are currently two operational storage facility warehouses on site, operated by My Lock Up. The site is currently accessible to vehicles directly from the A1121, which is subject to a speed limit of 50mph, via two existing access points. The A1121 has limited pedestrian infrastructure, with no dedicated pedestrian pathway other than the grass verge. Given the nature of the proposed development, it is anticipated that there would be a low demand for accessibility to/from the site on foot. Personal Injury Accident (PIA) data for the local highway network has been interrogated using data currently published by the Department for Transport for the 5-year period. 2 'slight accidents' occurred within 250m of the site. Both accidents were caused by vehicle overtaking and took place during dark and wet conditions. Given the details above, this does not lead to any significant concerns or demonstrate any discernible pattern that could be affected by the development proposals. The proposed development will generate minimal trips during commuter peak hours, (estimated 5 two-way trips in the AM peak and 6 two-way trips in the PM peak). Even over the course of the day, the proposed development will generate approximately 79 two-way trips, which will be imperceptible with the existing levels of traffic on the A1121 road. The proposed development will, therefore, not have a material impact on the operation or safety of the local highway network.

Surface water from the proposed development will be collected via drainage channels that will discharge to an existing swale that will be re-sized to allow for the additional storage before entering the Black Sluice Internal Drainage Boards open watercourse. Therefore, the proposal will not increase surface water flood risk to the development site, surrounding properties or 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: 21 January 2025**



**Lincolnshire**  
FIRE & RESCUE

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Our Ref: 200004474214/LC  
Your Ref: B/24/0519

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**For the attention of Charlie Parry**

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

8 January 2025

Dear Sir,

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **PLANNING CONSULTATION**

#### **DEVELOPMENT: PROPOSED CONTAINERS FOR STORAGE USE UNDER CLASS B8**

#### **LOCATION: MYLOCKUP, BOARDSIDES, WYBERTON FEN, BOSTON, PE21 7NY**

I refer to the planning application reference B/24/0519. The Fire Authority would make no objections to the application provided that the following items were included. Please see below items which are strongly recommended in the interest of fire fighter safety, safety of residents, property protection, and insurance.

#### **ACCESS**

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. 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.

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. Access roads should therefore have:

- Minimum 3.7m width between kerbs
- Minimum width of gateways 3.1m
- Minimum height clearance of 3.7m

- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.
- Minimum 16.8m turning circle between kerbs
- Minimum 19.2m turning circle between walls

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

**WATER SUPPLY**

No Comments.

**ENVIRONMENTAL**

No Comments.

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

Yours faithfully,

**Lee Coles**

Fire Safety Inspector  
Community Fire Protection - CFP  
Lincolnshire Fire and Rescue

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