

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

**District: Boston Borough Council**

**Application number: B/25/0083**

**Application Type: Full**

**Proposal: Conversion of existing first and second floor areas from commercial support areas into 10no. residential units. Minor alterations required to the modern era aspect of the Listed Asset**

**Location: Prezzo, 20 Wide Bargate, Boston, PE21 6RF**

**Response Date: 24 April 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**

### **Comments:**

This proposal involves the conversion of parts of the existing first and second floor from commercial use to create ten new residential flats. These new residential units are located on both the first and second floor areas, comprising 2no. one-bedroom flats and 2no. Studio flats at first floor level, and 5no. one-bedroom flats and 1no. two-bedroom flats at second floor level. There are minimal works proposed to the ground floor areas, and these will remain in commercial use.

The property is located on a corner plot of Wide Bargate and Park Gate within the centre of Boston and the site sits within the Boston Conservation Area. There are no feasible opportunities for providing dedicated on-site car parking spaces and it should be noted that the site is located in a central urban area, where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal, however there is a Public Car Park in close vicinity of the proposed development site. That said, the scheme proposes that a secure and covered area for the storage of 8no.cycles will be provide within the existing rear service courtyard area.

The site is located within flood zone 3, however there has been no recorded history of flooding affecting the property. The existing ground floor levels are raised above the external pavement levels and the proposal does not involve alterations to the existing site levels. The proposed residential units are located on the existing first and second floor areas. As such it is deemed that the proposal will neither increase or decrease the current flood risk potential of the building or the surrounding environment. The scheme utilises the existing built structure and no increase in surface water discharge will result from the proposal. Additional flood protection measures are therefore deemed unnecessary.

### **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: 24 April 2025**