



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

District: Boston Borough Council

Application number: B/25/0134

Application Type: Full major

Proposal: Erection of agricultural building

Location: Ivy Farm House Main Road, Brothertoft, Boston, PE20 3SH

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: Approve with conditions

Comments:

This proposal is for the erection of an agricultural building, and it does not have an impact upon the local highway network of surface water flood risk. It should be noted that the existing access as shown on the site layout drawing will effectively become redundant upon submission of a further planning application and therefore, will require stopping up and reinstating back to a grass verge in the interests of highway safety. Additionally, there is no surface water flood risk associated with this proposal.

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto North Forty Footy Bank shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the proposed development site, in the interests of road safety.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 24 April 2025