



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

District: Boston Borough Council

Application number: B/25/0049

Application Type: Full-Major

Proposal: Construction of a new cold store area

Location: Ripe Now, Bittern Way, Boston PE21 7AA

Response Date: 16 May 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 the construction of a new cold store area to the existing premises of Ripe Now for fresh fruit. The site is located within the industrial/commercial area to the Southeast of the town of Boston. The site area is 2250 square metres and create additional employment to a total of 60no. employees. There are no changes to the existing access arrangements from Bittern Way and there will be an additional 15no. parking spaces and cycle storage for 15no. bikes, all in accordance with South East Lincolnshire Local Plan and sufficient turning arrangements can still be provided within the site to allow vehicles to enter and leave in a forward gear. There will be a small increase in trip generation from this proposal, however, the proposed development will not have a detrimental impact upon highway safety or capacity issues.

The development site is located within a flood zone 3, however it is not at risk with surface water flooding to the proposed building, surrounding buildings or land. The proposed surface water drainage will be via a sustainable drainage system and dispose to the IDB's drainage system. 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: 16 May 2025