

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

District: Boston Borough Council

Application number: B/25/0078

Application Type: Full-Major

Proposal: Proposed change of use to form workshops and storage under B2 including new roller door entrance, cladding, re-roofing, front boundary fence, block up of 4no. loading bays, external backlit signage to front elevation and canopy

Location: Intergreen House, Workshop, Hoffleet Road, Hoffleet Stow, Boston, PE20 3AG

Response Date: 22 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.

Application number: B/25/0078

Application Type: Full-Major

Location: Intergreen House, Workshop, Hoffleet Road, Hoffleet Stow, Boston, PE20 3AG

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 change of use to form workshops and storage under B2 including new roller door entrance, cladding, re-roofing, front boundary fence, block up of 4no. loading bays, external backlit signage to front elevation and canopy to the existing industrial unit, that will create 10no. full time employees. There are no changes to the existing access arrangements which are acceptable and sufficient parking and turning within the site can be provided. The proposed development will not have a detrimental impact upon highway safety or capacity issues.

No changes to existing drainage which is a positive system and 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: 22 May 2025