

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

**District: Boston Borough Council**

**Application number: B/24/0100**

**Application Type: Lawful development**

**Proposal: Application for a Lawful Development Certificate to confirm that the property has been used as a large (Use Class Sui Generis) House of Multiple Occupation for over ten years, with use dating back twenty years**

**Location: 9 10, South Terrace, Boston, PE21 6BA**

**Response Date: 21 March 2024**

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**

As Highways and Lead Local Flood Authority we assess all Lawful Development applications as to whether or not Lawful Development is required for Transport/Highways impacts and flooding risks on the site. This proposal is for a Lawful Development Certificate to confirm that the property has been used as a large (Use Class Sui Generis) House of Multiple Occupation for over ten years, with use dating back twenty years. Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. This proposal does not have any parking spaces, nor does any other properties in close vicinity have too, there is parking available on the highway in the vicinity, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety and flood risk.

### **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 March 2024**