

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

District: South Kesteven District Council

Application number: S21/1818

Application Type: Full/Major

Proposal: Erection of 1no. quail egg production unit with ancillary feed silo and hardstanding

Location: Fulbeck Poultry Farm, South Heath Lane, Fulbeck, NG32 3HR

Response Date: 2 December 2022

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

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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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:

- **Planning Conditions** as detailed below.

Comments:

The proposal is for the erection of 1no. Quail Egg Production unit with ancillary feed silo & hardstanding with a Poultry Farm. There is an extant permission S21/0062 for 2no Quail Egg Production units, feed silos & hardstanding. This proposal will result in an additional unit. The vehicle movements will increase from 144 to 216 per 56 week cycle within that number an increase from 28 to 56 25tonne vehicles. In order to make this increase acceptable Lincolnshire County Council requests that 3 number passing places are constructed on South Heath Lane along with the upgrading of the access to the site from South Heath Lane - this will all be done via a Section 278 Minor Works Agreement. There is no precise definition of "severe" with regards to NPPF Paragraph 109, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Introduction/Site Location

The erection of a Quail Egg Production unit on South Heath Lane, Fulbeck

Existing Conditions

South Heath Lane is a narrow rural road with limited places in which to pass

Site Layout

The site layout provided sufficient turning for HGV's to enable them to enter and leave the site in a forward gear. This types of movements are already approved for this site but the frequency will increase with this proposal.

Flood Risk and Drainage

The site is located in Flood Zone 1 and the site is currently served by soakaway drainage. The same approach is proposed for the new unit, roof drainage is to be discharged to subterranean soakaways sized according to the infiltration rate established by site testing and the predicted discharge volume generated by the roof area. Vehicle access and turning areas are to be surfaced in crushed aggregate creating a permeable surface.

Off-Site Improvements

3 no passing places required

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of 3no passing places on South Heath Lane and upgrading of the access) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Sam Wood

Officer's Title: Senior Development Management Officer

Date: 2 December 2022