

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

**District: South Holland District Council**

**Application number: H08-1220-22**

**Application Type:**

**Proposal: Erection of 3 manufacturing units and part change of use from agricultural land to light industrial (change of use to accommodate Units 2 & 3)**

**Location: S M C, Belchmire Lane, Gosberton, Spalding, PE11 4HG**

**Response Date: 22 February 2023**

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.

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: H08-1220-22**

**Application Type: Full Major**

**Location: S M C, Belchmire Lane, Gosberton, Spalding, PE11 4HG**

## **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**

The proposed units would be an extension of the existing facility at this site and would be accessed from the existing vehicle access onto the B1397 Belchmire Lane that is of a good constructional standard. This access has suitable visibility in both directions for drivers to be able to see any approaching traffic and has proven, by usage, to be suitably safe for use by commercial vehicles. The site is a little way outside of the established settlement boundary of Gosberton and ideally, there should be a footway connection to the village, so that the facility can be accessed on foot. However, in places, the front gardens of properties along Belchmire Lane come all the way up to the carriageway edge and elsewhere, the presence of deep roadside watercourses preclude a cost-effective means of constructing such a footway. Given that the existing units on the site have operated for several years without a footway link, it is considered that this absence would not be sufficient grounds, in this case, to withhold the grant of Consent. In consideration of the above, the highway authority does not wish to object to the grant of Consent for this Application.

**Officer's Name: Jon Sharpe**

**Officer's Title: Principal Development Management Officer**

**Date: 22 February 2023**