

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

**District: East Lindsey District Council**

**Application number: S/165/00665/23**

**Application Type: Full - Major**

**Proposal: Planning Permission - Erection of 2no. poultry units with associated feed bins, hardstandings, gas tanks and dirty water containment tank, 3no. existing poultry units to be demolished**

**Location: Halifax Farm, Halton Road, Spilsby**

**Response Date: 4 May 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.

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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**

### **Introduction/Site Location**

This proposal is for the erection of 2no. poultry units with associated feed bins, hardstandings, gas tanks and dirty water containment tank, 3no. existing poultry units to be demolished at Halifax Farm, Halton Road, Spilsby, PE23 5GF.

Halifax Farm is an existing, operation turkey farm which is used to accommodate rearing and laying turkeys. The proposed development proposes to demolish poultry units 1 – 3, as shown on the attached existing site plan (IP/HT/01). It is proposed to erect a new turkey unit on the site of existing sheds 1 – 3. The proposed new unit consists of 2 No. linked poultry houses. The proposed buildings include two bird housing areas extending to 60m x 20m and are linked at the northern end by a service area which provides staff facilities, an office, storeroom, egg store and egg grading room. The total area of new floorspace proposed extends to 2574 sq m. The development also includes car parking and a concrete apron to the north of the new poultry houses, and 3 No. feed bins, a concrete apron, hardstanding, gas tanks and a dirty water tank to the south of the new poultry houses.

### **Highway safety**

The site will utilise the existing farm access from the B1195 Halton Road which serves the current use and meets the guidelines set out in Manual for Streets for visibility. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. There are no recorded accidents within the vicinity of the proposed site access.

### **Highway capacity**

Vehicle movements associated with the development can be accommodated on the highway network and are not expected to have a severe impact, in accordance with the National Planning Policy Framework.

### **Flood Risk and Drainage**

The surface water drainage has been designed in accordance with current CIRIA C753 SuDS

Manual guidelines. The ground investigation works undertaken have shown that the local ground conditions are suitable for the use of soakaways / infiltration methods to be used as the means for disposal of the surface water run-off from the development. It is therefore proposed that the surface water run-off from the new development is discharged to the ground via appropriate-sized soakaways / infiltration trenches.

**Officer's Name: Dean Whitehead**

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

**Date: 4 May 2023**