

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

**District: South Holland District Council**

**Application number: H14-0062-23**

**Application Type: Full - Major**

**Proposal: Proposed warehouse with associated offices, ancillary accommodation and yard**

**Location: Land off Elsoms Way, Pinchbeck**

**Response Date: 3 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: Approve with conditions**

### **Planning Conditions**

#### Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on our website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

#### Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following link: Traffic Management -

<https://www.lincolnshire.gov.uk/traffic-management>

#### 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.

### **Introduction/Site Location**

This proposal is for flexible use (B1, B2, B8 and Sui Generous) development with associated offices, car parking and external yard at Elsoms Way Pinchbeck. The site itself benefits from

being located within an area of established commercial and industrial premises. In addition, the site benefits from being a short driving distance from the towns of Spalding and Kings Lynn and the city of Peterborough. This area is identified in the South East Lincolnshire Local Plan as a Main Employment Area designated for this type of development which fully complies with Policy 7. Along with the proposal the area exists of a mix of commercial, industrial, storage and community uses and this proposal is in keeping with the form and character and uses within the area. The proposal allows for ample parking and yard area for vehicles and turning. In addition, there is scope for future extension of the existing building if required. The site benefits from having direct access on to Elsoms Way with sufficient space on site to allow vehicles to enter and leave in forward gear.

### **Highway safety**

The site benefits being in close proximity to major transport facilities and having direct access on to Elsoms Way with sufficient space on site to allow vehicles to enter and leave in forward gear. The site itself benefits from being located within an area of established commercial and industrial premises.

### **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 site sits within Flood Zone 3 of the Environment Agencies flood map and a full flood risk assessment accompanies the application. The proposed development comprises of roof area and hardstanding concrete covering approximately  $\frac{3}{4}$  of the existing site with impermeable area. The drainage strategy for the site is to capture water from the service yard and pass through an interceptor following which the capture roofwater will also join the system. This volume will be attenuated with a mixed system of below ground cellular crates and open attenuation with discharge in to the IDB drain adjacent to the site at the rate consistent with adjacent sites. Full IDB consent will be sought prior to the commencement of the development.

**Officer's Name: Dean Whitehead**

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

**Date: 3 May 2023**