

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

**District: East Lindsey District Council**

**Application number: S/029/00045/23**

**Application Type: Full Major**

**Proposal: Planning Permission - Erection of agricultural glasshouses, excavation of land to form a drainage lagoon, construction of a service road and hard standing**

**Location: Land adjacent to Carrington Farm, Beeches Lane, Carrington**

**Response Date: 17 April 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 subject to the planning conditions below.**

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;

- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

**Comments:**

**Introduction/Site Location**

This proposal is for the erection of agricultural glasshouses, excavation of land to form a drainage lagoon, construction of a service road and hard standing to land adjacent to Carrington Farm, Beeches Lane, Carrington.

**Highway safety**

The site will be accessed from a simple priority T junction with the B1183 Main Road on to Beeches Lane which is a two-way carriageway of 7.5 metres wide to access the development site which is subject to 20 mph. Although there have been some collision records at the T junction with the B1183 Main Road, the analysis of the collision study has not revealed any identifiable issues associated with the expected movements of the proposed development. The required visibility splays in accordance with Manual for Streets are achievable without the requirement of third party land.

**Highway capacity**

A full and comprehensive Transport Assessment has been submitted to support the application, which concludes that when modelling for the worst case scenario, the 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.

## **Site Layout**

Sufficient car parking for the proposed development has been provided inline with local planning standards and adequate turning areas can be provided within the development site.

## **Flood Risk and Drainage**

A flood risk assessment has been prepared to assess the proposed development and concludes that there are no obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk. A drainage strategy report has been undertaken for the site using storm attenuation techniques. Surface water from the buildings will be stored in an surface water lagoon to be used as part of the growing process. Any over flow system in to the Boards drainage network will be at the calculated run-off rate to be agreed with the drainage board.

We request a construction management plan and a Suds method statement is conditioned.

## **Off-Site Improvements**

We have consulted with our Public Transport team over the upgrading of the existing bus stop located on the B1183 Main Road at the junction with Beeches Lane, however there are only two services a day and there would not be a huge demand given that the Transport Statement advises that private minibuses will be used to transport some staff (primarily seasonal staff) to and from the local area.

**Officer's Name: Dean Whitehead**

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

**Date: 17 April 2023**