

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

District: South Holland District Council

Application number: H18-0310-23

Application Type:

Proposal: Proposed open storage buildings, concrete yard and access

Location: Boud Minerals & Polymers Warehouse, West Bank Road, Sutton Bridge, PE12 9UR

Response Date: 22 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.

Application number: H18-0310-23

Application Type: Full

Location: Boud Minerals & Polymers Warehouse, West Bank Road, Sutton Bridge, PE12 9UR

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 Application Site is accessed via West Bank, which serves the Applicants' existing site as well as the Port of Sutton Bridge. The publicly maintained part of West Bank ends just before the Application Site but Public Rights of Way exist over the part of West Bank at the frontage of the Application Site and continue through the Port. This road is considered to be safe and suitable to serve the development proposed in this Application. The proposed use is to provide additional covered storage for materials that are processed and sold by the Applicant Company. Movements between the Applicants' existing site and the Application Site are expected to be made predominantly by vehicles and machinery rather than by pedestrians. The Application Form advises that the proposed development would not result in any increase or decrease in the number of staff employed by the Applicant Company.

The provision of underground cellular 'crate-type' features for the storage and infiltration of surface water from the impervious areas on the proposed development into the sub-soil beneath the site is noted. The Lead Local Flood Authority has advised the Applicants' Drainage Consultant that a discharge, via appropriate fuel interceptors, into the adjacent tidal part of the River Nene, at an unrestricted rate, would be looked upon equally favourably in this situation provided consent to discharge is granted by the appropriate body.

In view of the above and having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 22 May 2023