

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

District: South Holland District Council

Application number: H09-1119-22

Application Type:

Proposal: Erection of 12 commercial units with associated access road and parking spaces

Location: Land off Cibus Way, South Lincolnshire Food Enterprise Zone, Holbeach, PE12 7FH

Response Date: 8 December 2022

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.

Application number: H09-1119-22

Application Type: Reserved Matters

Location: Land off Cibus Way, South Lincolnshire Food Enterprise Zone, Holbeach, PE12 7FH

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 Condition below:

This is a Reserved Matters Application for an commercial/employment use on a development that already has Outline Consent for such use and where the access road and a high quality junction with the Primary National highway network have already been provided.

The principle of this form of development has therefore already been established as being acceptable in Planning and Highway terms.

The industrial estate road that serves the Food Enterprise Zone development has been constructed 'speculatively' with numerous access points into where individual units might have been expected to go. This 'now detailed' proposal spans two of those speculative access points. One of the accesses will be enlarged to serve the proposed development but the other will become redundant. It is therefore requested that as a Condition of any Consent that might be granted for this Application, the 'redundant' access is removed so as to make this a continuous footway.

The inclusion of three underground cellular (crate-type) tanks for the storage of attenuated surface water run-off from the impervious areas within the proposed development is noted and welcomed. It is suggested that, given the invariably high water table in The Fens region, these tanks will need to be enclosed within an impervious membrane to avoid continuous ingress of groundwater into the site's surface water drainage system.

Planning Condition;

The engineering works undertaken for the formation of the access to the development hereby permitted shall include the removal of what will become a redundant vehicular access at the frontage of the site and the replacement of that access with a conventional footway.

Reason;

In the interests of ensuring safe and suitable pedestrian access to the permitted development.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 8 December 2022