

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

District: South Holland District Council

Application number: H09-0501-23

Application Type:

Proposal: Erection of agricultural machinery assembly facility, research and training facility, ground mounted solar array and associated infrastructure

Location: Land off Holbeach Drove Gate, Holbeach Drove, Spalding

Response Date: 28 June 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: H09-0501-23

Application Type:

Location: Land off Holbeach Drove Gate, Holbeach Drove, Spalding

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 some distance outside of any settlement boundary and is, in practice, accessible only by motor vehicle. However, the nature of the operation of the proposed facility requires a rural location, to permit the active demonstration of the Applicant company's products to prospective purchasers. Holbeach Drove is subject only to the national 60 mph speed limit but the road is straight and the proposed site access has appropriate visibility in both directions to allow safe egress into the highway. The access will need to be constructed in accordance with the highway authority's current specification and this will need to be a heavy duty access, given its use by Heavy Goods Vehicles. Adequate space is to be provided within the site for parking and manoeuvring of staff and visitors'/customers' vehicles.

Suitable provision is to be made within the site for the management of surface water run-off from the impervious areas.

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.

Informatives

Highway Informative 03

**The permitted development requires the formation of a new 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 the highway authority website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.**

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 28 June 2023