

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

**District: North Kesteven District Council**

**Application number: 23/0548/FUL**

**Application Type: Full**

**Proposal: Erection of an industrial building (including associated infrastructure) for General Industrial (B2), Storage (B8) and Industrial processes (E(g) (iii) use**

**Location: Game Engineering Ltd, Camp Road, Witham St Hughs, LN6 9TW**

**Response Date: 25 September 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**

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 Objections

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.

### **Comments:**

*The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Camp Road is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on the adopted highway and its junction with Camp Road. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.*

### **Introduction/Site Location**

*This application for the erection of an industrial building to allow for the expansion of the existing business. The proposed location has been selected as it provides an opportunity to redevelop the current overspill storage area.*

### **Existing Conditions**

Highway safety/Highway capacity

There is no precise definition of "severe" with regards to NPPF Paragraph 111, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

### **Flood Risk and Drainage**

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### **S106 Requests**

As a result of this application, options were explored to enhance the bus service provision from Lincoln to Witham St Hughs and possible funding to support earlier and later journeys. However, following discussions with the Local Planning Authority it was confirmed that due to the application proposing a business expansion the requested contribution would not meet the tests within the NPPF and would not be proportionate to the proposed development.

**Officer's Name: Sarah Heslam**

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

**Date: 25 September 2023**

Chief Fire Officer: Mark Baxter

My Ref: 100032248893/GS  
Your Ref: 23/0548/FUL

Lincolnshire Fire and Rescue  
Skegness Fire Station  
Churchill Avenue  
Skegness  
Lincolnshire  
PE25 2RN

Highways SuDS Support  
Lincolnshire County Council  
County Offices  
Newland  
Lincoln  
LN1 1YL

**FAO The Case Officer**

Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

21 June 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION - Erection Of An Industrial Building (Including  
Associated Infrastructure) For General Industrial (B2), Storage (B8) And  
Industrial Processes (E(G) (Iii) Use: Game Engineering Ltd Camp Road Witham  
St Hughs Lincoln Lincolnshire Ln6 9tw**

I refer to the planning application reference 23/0548/FUL. The Fire Authority object to the application on the grounds of inadequate water supply for firefighting purposes

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Lincolnshire Fire and Rescue  
Fire Safety Inspector  
Telephone: 01754 898980  
Email: [fire.safety@lincolnshire.gov.uk](mailto:fire.safety@lincolnshire.gov.uk)

Cc. Water Officer LFR



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