

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

District: South Holland District Council

Application number: H12-0687-23

Application Type: Full Major

Proposal: Construction of 5,360 sq mt glasshouse together with a fresh water storage lagoon

Location: Monmouth Lane, Lutton Gowts, Spalding, PE12 9LH

Response Date: 4 October 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 objection subject to the Condition and the Informative below:

The proposal is for the construction, on what is presently agricultural land, of a greenhouse for the growing of flowers, together with a lagoon for the storage of fresh water and a new vehicular access onto Monmouth Lane. Whilst there would be no essential change in the use to which the Application Site land would put i.e. growing, the enhanced conditions provided by the glass would enable a higher rate of production and there would thus be expected to be an increase in vehicular activity along Monmouth Lane. Monmouth Lane is wide enough for only one-way movement of vehicles and it is therefore requested that as a Condition of any grant of Consent, a single passing place is provided at a suitable point between the site entrance and the Lutton Gowts junction.

The inclusion of the fresh water storage lagoon within the proposed development suggests that the surface water falling upon the glasshouse is to be collected for irrigation of the flowers grown within the greenhouse.

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 subject to compliance with the Condition below, 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.

Planning Condition:

Prior to the commencement of use of the development hereby permitted, a single passing place shall be constructed at a suitable location on Monmouth Lane, between the site entrance and the Lutton Gowt junction, in accordance with details that shall first have been approved in writing by the Local Planning Authority.

Reason:

In the interests of the safety and free passage of the public using Monmouth Lane.

Informatives

Highway Informative 03

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

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 4 October 2023