

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

District: Boston Borough Council

Application number: B/23/0318

Application Type: Full - Major

**Proposal: Proposed addition of 19 agricultural workers caravans to existing caravan site
(works already started/completed)**

Location: Marsh Farm, Sea Lane, Wrangle, Boston, PE22 9HE

Response Date: 6 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

This application is a full planning application for the siting of 19 caravans in addition to the 115 already on site at the agricultural workers caravan site at Marsh Farm, Sea Lane, Wrangle. The proposal is part retrospective in that there are already 17 additional caravans on site and it proposed to add a further 2 to make 134 in total. Marsh Farm is the headquarters of the farming business. The existing caravan site has been established for over 13 years, providing essential on-farm accommodation for the field workers employed by the applicant. There is an existing earth bund around the entire caravan site and this provides flood resistance, as well as screening the caravans from wider view and protection from the elements. Within the caravan site there are excellent facilities for the workers, including a purpose-made welfare building with gym and multi-use sports court and administration offices. The entire site is the subject of inspection by external organisations and the Home Office, and the site is viewed as an exemplar operation. The workers do not own cars, as they are only working on site for a maximum of 6 months before returning home. Instead, workers will use the local taxi service (sharing a vehicle) to access local services including the shop in the village. When not at work, the workers can use the space around the caravans for informal recreation, together with the formal sports and recreation provision on the site. The proposal generates little in the way of vehicular movements, as workers will not have their own vehicles and the applicant company provides transportation to and from the fields. Occasional taxi trips will be arranged to access shops and there is the ability to walk into Wrangle to the local convenience store. There will be less impact on the local road network arising from the proposal than would arise from the use of agency workers which are often bussed in on a daily basis from far and wide.

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. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

The application site is surrounded by a flood defence embankment immediately to the southeast of a small irrigation reservoir and surface water from the caravans will go to the ground in the normal way which will not create surface water flooding to the site or surrounding land.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 6 October 2023