

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

District: South Holland District Council

Application number: H14-0836-23

Application Type: Full - Major

Proposal: Use of land for siting of additional self-store containers

Location: Adj The Anglia Business Centre, Mill Green Road, Pinchbeck

Response Date: 16 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

Highways

This is a full Planning Application for stationing of an additional 110 self-store containers on land to the east of the main commercial complex. Due to unprecedented demand, the applicant has decided to increase the number of containers available on site to 140 in total. The proposed area of additional storage totalling 0.73 ha, is partly within the area already approved for vehicle storage under planning permission H14-0812-21. Planning permission has already been granted for the stationing of 30 containers under planning permission (S73 application) H14-0295-22 dated 12th May 2022.

Access to the storage area is via an existing gated driveway off Mill Green Road, which is well established providing suitable visibility, together with adequate parking and turning area. At the northern extent of the existing vehicle storage area and eastwards beyond that, it is proposed to station a further 110 self-store shipping containers for use by the public for both long-term and short-term storage in addition to the consented 30 containers. Access to the additional self-store containers will be via the existing track along the northern boundary of the site, and there is a coded entry system allowing access to the container area which will be separated by temporary fencing from the vehicle storage area. Entrance into the site where the existing containers are housed is monitored via a security card system and therefore it is possible to provide an accurate picture of movements into the site (which is kept separate to the main site for security reasons). Over a 92-day period there were 347 visits to the 30 containers (which are fully let). This equates to just under 4 visits (3.77) per day (4 in and 4 out) or 1 visit per day for every 8 containers currently on site. The earliest visit was 7:19am and the latest was 10:41pm. The proposal would therefore add a further 12 vehicle movements per day (16 in total) (Total 32 movements in and out) if the current trend is replicated across the additional units. This is probably little more than the daily fluctuation in movements into the entire complex from the main entrance off Mill Green Road. The overall impact of vehicle trips created by the development on the highway network will be negligible and therefore it is considered that the proposed development would not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the NPPF.

Drainage

The proposed development site is shown mainly to be within Flood Zone 3. With the site not being affected by a breach to both fluvial and tidal sources the storage units will be set at the existing ground level. Part of the site is shown on the Low-Risk scenario Surface Water flood maps, for the 1 in 1000-year event, to be not affected from surface water flooding. The surface water run-off from the roofs of the storage units will discharge to ground and

percolate away within the existing hardstanding. No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others.

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: 16 October 2023