

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

District: Boston Borough Council

Application number: B/23/0324

Application Type: Full

Proposal: Erection of a proposed potato store

Location: Mill Farm, Wigtoft Road, Sutterton, PE20 2EL

Response Date: 15 December 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 proposal is for the erection of a potato store and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

The layout of the building is an open plan storage building with a covered area attached to the Northern side. The new building will allow a storage facility after the potato season. There will be a new doorway formed between both buildings to enable for the better transportation of potatoes from the store to the packing area and create a one-way system. Access will be off an existing access off Wigtoft Road, which is used by the farm traffic. There is plenty of turning facilities on the yard to enable large farm machinery and vehicles to turn around and exit the farm roadway in forward gear.

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. This application (expand as appropriate). Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site. The roof water from the building will be connected to the existing surface water drainage system with the building being constructed in an area of existing impermeable surface, therefore there will be no increase in surface water run-off.

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: 15 December 2023