

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

District: South Kesteven District Council

Application number: S23/2066

Application Type: Full

Proposal: Proposed building for general industrial use with ancillary facilities for meetings and product demonstration including office, toilet and kitchen facilities

Location: Opico Ltd, Cherry Holt Road, Bourne, Lincolnshire, PE10 9LA

Response Date: 9 January 2024

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:

- **Planning Conditions** as detailed below.

Comments:

A proposed building for general industrial use with ancillary facilities for meetings and product demonstration at Opico, Cherry Holt Road, Bourne.

The buildings are to be used in conjunction with the existing operations, and to house machinery that is currently located outside.

There are no changes to the staff numbers or parking arrangements. Therefore, there is no increase in vehicular movements, to and from the site, as a result of the proposed development. It is considered that the proposals would not result in an unacceptable impact on highway safety.

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.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of providing uncontrolled tactile crossing points, as the locations detailed below) have been certified complete by the Local Planning Authority.

- Junction Roman Bank/A151
- Junction with site access/Roam Bank

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 9 January 2024