

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

District: North Kesteven District Council

Application number: 24/0010/FUL

Application Type: Full - Major Planning Application

Proposal: Erection of 8 modular buildings for Use Class E (a) and E (g) (i) uses - display or retail sale of goods/offices

Location: Pennell and Sons Ltd, Newark Road, South Hykeham, LN6 9NH

Response Date: 9 February 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 Objections

Pennell And Sons Ltd is a well established garden centre located on Newark Road. The site has a suitable access with good bus, pedestrian, and cycle connections to the local area. There is also a large amount of car parking within the site.

This proposal is for the erection of 8 modular buildings for Use Class E (a) and E (g) (i) uses - display or retail sale of goods/offices, part of which will replace the existing hot tub sales area. The access and parking arrangements remain unchanged, and the proposals are expected to generate a similar number of visitors to the current use, with many of the visitors being enroute to the current garden centre; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety or severe impacts on the road network.

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 proposes the use of soakaways to manage the surface water, which will depend on a ground water investigation, the fall back proposal will be attenuated management scheme will be sort. With the small development area of a similar size to the existing footprint, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 9 February 2024