

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

District: East Lindsey District Council

Application number: S/083/00026/24

Application Type: Full

Proposal: Planning Permission - Erection of a warehouse/storage building, extension to existing warehouse, erection of a workshop, siting of 21no. storage containers and change of use of store into offices (works already completed)

Location: Lodge Farm, Tetford Road, High Toynton, Horncastle, LN9 6NR

Response Date: 17 May 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.

Application number: S/083/00026/24

Application Type: Full

Location: Lodge Farm, Tetford Road, High Toynton, Horncastle, LN9 6NR

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

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.

Comments:

The application seeks retrospective approval for the construction of a warehouse/storage building, extension to an existing warehouse, erection of a workshop, placement of 21 storage containers, and conversion of a store into offices, all of which have already been completed on the premises.

Currently, the site consists of a well-established complex comprising numerous large warehouses, storage facilities, and repurposed shipping containers for storage, in addition to a residential dwelling. Moreover, the site remains operational as a farm and is part of an agricultural holding.

Access to the site is facilitated by a lengthy driveway leading from the northern section of Tetford Road, surrounded by agricultural fields on all sides. The dimensions of the access are adequate to enable a vehicle to wait off the highway while a second vehicle egresses; therefore this would not result in an unacceptable impact on highway safety.

Regarding parking arrangements, there are a total of thirteen parking spaces available on-site, typically used by 10 staff members on regular weekdays. Consequently, an average of 3 parking spaces remain unoccupied for visitor use, with supplementary measures in place to accommodate additional visitors elsewhere on the premises, away from designated roadside parking areas. The development proposals will generate a comparable amount of trips. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

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 has a proposed surface water drainage scheme that aims to direct water flow towards the northeast of the site, ultimately outfalling to the north into an existing lake. It is pertinent to note that the site falls within Flood Zone 3, with no residential sleeping

accommodation present and no significant risk to life identified. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 17 May 2024



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Reference: 100030761644/SC
Your Reference: S/083/00026/24

Highways SuDS Support
Lincolnshire County Council
County Offices,
Newland,
Lincoln
LN1 1YL

Sent by email: HighwaysSUDsSupport@lincolnshire.gov.uk

15 March 2024

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - LODGE FARM, TETFORD ROAD, HIGH TOYNTON, HORNCastle, LN9 6NR

I refer to the planning application reference S/039/00296/23. The Fire Authority would make no objection to the application provided that the following items were included within the development:

Lincolnshire Fire and Rescue recommend that fire hydrants be installed within this development at the developer's expense in accordance with BS750-2012. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Sarah Cocker
Fire Safety Inspector
Lincolnshire Fire and Rescue

Telephone: 01522 553868
Email: fire.safety@lincolnshire.gov.uk