

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

District: South Holland District Council

Application number: H22-0349-24

Application Type: Full-Major

Proposal: 3 sunken bays and relocation of existing offices and plant room (retrospective)

Location: Flamingo Flowers Ltd, Stone Gate, Weston, Spalding, PE12 6HR

Response Date: 18 June 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

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.

Introduction/Site Location

The proposal is for 3 sunken bays and relocation of existing offices and plant room (retrospective)

Existing Conditions

Established enterprise with good access and highway connections.

Highway safety

No recorded Personal Injury accidents in the vicinity of the site.

Highway capacity

There will be no increase in vehicle movements to and from the site associated with this proposal. There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Site Layout

The bays are sunken loading docks for the HGV's to improve Health & Safety and to make the loading and reloading more efficient. The relocation of the offices and creating new ones in front of the existing storage/production area. This will allow the offices full visibility of the loading areas and to improve working conditions.

Flood Risk and Drainage

The sunken bays will be fully equipped with water pumps to eliminate the possibility of the flooding and water congestion in the bays. The existing drainage goes to the lagoons. The submersible pumps will feed into the existing drainage system.

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.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 18 June 2024