

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

**District: East Lindsey District Council**

**Application number: N/127/00564/24**

**Application Type: Full**

**Proposal: Planning Permission - Erection of 2no. replacement poultry houses with associated control rooms, feed bins, water tank, gas tanks, hardstanding, dirty water tanks and drainage attenuation pond, on the site of existing poultry farm which is to be demolished.**

**Location: Thoresby Bridge Farm, Marshchapel, DN36 5TY**

**Response Date: 3 July 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.

### **Comments:**

#### **Site Location**

The proposed development site is located at Thoresby Bridge Farm in North Cotes, situated to the south of Fen Lane (A1031), which provides access to the site. It is approximately 1.2 km southwest of the centre of the village of North Cotes, around 2 km northwest of the village of Marshchapel, and about 3 km southeast of the village of Tetney.

The site is to be accessed via an existing access, that the Local Highway Authority would request is upgraded.

#### **Existing Conditions**

The farm has existing use as a poultry farm and currently consists of five poultry sheds dedicated to broiler chicken production, and has a capacity of about 68,300 birds. The site is accessed from Fen Lane, a single class A carriageway.

The nearby watercourse, Louth Canal is in good condition.

#### **Highway Safety**

The visibility at the access is 200m which complies with Manual for Streets (MfS). Fen Lane has a speed limit of 60mph and is an A road, but due to factors including the frequency of junctions, alignment of the road and driver behaviour; visibility in accordance with MfS is deemed appropriate rather than visibility set out in DMRB which are Department for Transport standards for Trunk Roads.

There has been no recorded Personal Injury Accidents (PIA) in the vicinity of this development's access in the last 5 years. The Highways and Lead Local Flood Authority do not consider that this proposal would result in an unacceptable impact on highway safety.

#### **Highway Capacity**

The development proposals will generate a comparable number of trips to that of its existing use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

## **Flood Risk and Drainage**

The development site is classified as Flood Zone 3, indicating a high probability of flooding, with a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea. A study of the local region indicates no fluvial flood sources that could pose a threat, making the risk of fluvial flooding low and acceptable. The Environment Agency has no objections to this application and supports the recommendation in the submitted flood risk assessment (FRA) to produce a Flood Warning and Evacuation Plan.

A desktop study reveals that the local geology consists of superficial Tidal Flat Deposits of clay and silt overlying Burnham Chalk Formation bedrock. The site is located above a Principal Aquifer with a low groundwater vulnerability classification. Borehole records indicate the presence of glacial clays extending over 4 metres deep. Consequently, the ground conditions are unsuitable for using soakaways to dispose of surface water runoff.

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 low risk of flooding from surface water. The surface water drainage for the proposed replacement poultry unit at Thoresby Bridge Farm aims to enhance the existing site conditions. The development area currently includes agricultural buildings and unsurfaced hardstanding. Surface water runoff will discharge into an adjacent drainage ditch northeast of the site at a rate of 3l/s.

The design criteria for surface water drainage has been tailored to withstand a 1 in 100 year storm event, with additional considerations for climate change impacts. The design incorporates a 40% allowance for increased rainfall intensity due to global warming, influencing storage volume requirements. To manage peak flows effectively, calculations necessitate varying pipe diameters and a proprietary package pump station due to site topography. Overall, the strategy is a betterment to the current site conditions.

Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

## **Site Layout**

The planned development remains within the current confines of the existing poultry farm. The farm's current structures already contribute to the local landscape. The proposal is to remove five existing poultry houses and two storage barns, replacing them with two modern poultry buildings. Given the farm's established infrastructure, the visual and environmental impacts of the new construction are minimal.

Regarding aesthetics, the proposed buildings are custom-designed poultry units featuring an internal steel framework. External cladding will consist of polyester-coated profile sheets in olive green, complemented by black plastic ventilation chimneys and olive green plastic feed bins.

Sufficient car parking has been provided along with a turning and loading area ensuring vehicles can access and egress the site in forward gear. The dimensions of the proposed access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

## **Informatives:**

### Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

### Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

### Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>.

**Officer's Name: Justine Robson**

**Officer's Title: Senior Development Management Officer**

**Date: 3 July 2024**