

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

**District:** South Kesteven District Council

**Application number:** S24/0568

**Application Type:** Full – Major Planning Application

**Proposal:** Erection of an anaerobic digestion (AD) facility and carbon capture, improvement of existing and part creation of new access track, and landscaping and other associated infrastructure

**Location:** Development east of Sewstern Industrial Estate, south of Sewstern Road, Gunby, Lincolnshire, NG33 5RD

**Response Date:** 12 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**

### **Comments:**

The application site falls between Sewstern and Gunby and the proposed access road joins the B676 to the West of Colsterworth and the A1. The site is to be located adjacent to an existing industrial estate. The site will be accessed via a private access road, currently serving Brooks Brothers Timber Yard. The access road will cross Sewstern Road, which has a 7.5t weight limit. The applicant has provided detail of how traffic will be controlled when crossing this road, which has satisfied safety concerns of this crossing point.

The Transport Statement has confirmed that there will be between 6-7 staff working at the site once it has been constructed, they will arrive/depart at various times throughout the day. Materials to be processed at the site will generate HGV movements, during the harvest period the site could see a total of 63 daily two-way HGV movements, outside of the harvest period it is expected there will be 17 daily two-way movements. In addition to these movements, the output of material could see another 11 daily two-way movements. The majority of these movements are from nearby land farmed by Buckminster Estate. Compared to the Annual Average Daily Traffic movements, the proposals are not seen to have a severe impact on the road network.

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.

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. For this site, infiltration is poor. Therefore, the applicant has proposed a variety of SuDs techniques to capture, cleanse, store and discharge surface water at a controlled rate. Therefore, 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.

## 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 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

### 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: Joseph Walden**

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

**Date: 12 July 2024**



**Lincolnshire**  
FIRE & RESCUE

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Our Ref: LC  
Your Ref: S24/0568

Highways SuDS Support  
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**For the attention of Venezia Ross-Gilmore**  
Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

9 May 2024

Dear Madam,

#### **TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING CONSULTATION: ERECTION OF AN ANAEROBIC DIGESTION (AD) FACILITY AND CARBON CAPTURE, IMPROVEMENT OF EXISTING AND PART CREATION OF NEW ACCESS TRACK, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE**

**LOCATION: DEVELOPMENT EAST OF SEWSTERN INDUSTRIAL ESTATE, SOUTH OF SEWSTERN ROAD, GUNBY, LINCOLNSHIRE, NG33 5RD**

I refer to the planning application reference S24/0568. The Fire Authority object to the application on the grounds of inadequate access and water supply for the Fire and Rescue Service. It is opinion of the Fire Authority that in order to remove the objection the following measures are required.

#### **ACCESS**

According to the plans provided it would appear that the access to and around the site are in accordance with the requirements of Approved Document B, Part B5. However, Lincolnshire Fire and Rescue requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5. Particular attention should be given to the section of unmade track on the access road from the main carriageway to the development site.

#### **WATER SUPPLY**

According to the plans provided on the planning portal, it would appear that one surface water attenuation pond is to be included in the proposed site. If this is to be used as an alternative supply of water for firefighting purposes, it must meet the requirements of Approved Document B, Part B5, and be capable of fulfilling both of the following conditions:

- Providing or storing a minimum of 45,000 litres of water at all times.
- Providing access, space and a hardstanding for a pumping appliance.

If the surface water attenuation pond does not or cannot meet this requirement then Lincolnshire Fire and Rescue will require the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

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

Yours faithfully,

**Lee Coles**

Fire Safety Inspector  
Lincolnshire Fire and Rescue

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Email: [fire.safety@lincolnshire.gov.uk](mailto:fire.safety@lincolnshire.gov.uk)

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