

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

District: East Lindsey District Council

Application number: S/022/01448/24

Application Type: Full

Proposal: Planning Permission - Erection of an additional poultry house.

Location: Campney Grange, Campney Lane, Bucknall, Woodhall Spa, LN10 5DX

Response Date: 18 October 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/022/01448/24

Application Type: Full

Location: Campney Grange, Campney Lane, Bucknall, Woodhall Spa, LN10 5DX

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:

Introduction/Site Location

The site is located at Campney Grange, which is situated on Campney Lane, near Bucknall in Woodhall Spa. This rural location lies within a primarily agricultural setting, with the surrounding area predominantly composed of farmland and open countryside.

Campney Lane provides access to the site, and it is an unclassified road with a national speed limit. The site is already operational as a poultry farm, and the proposed development seeks to add an additional poultry house, using the existing infrastructure and access point on Campney Lane.

Existing Conditions

The proposed development for the erection of an additional poultry house will utilise the existing access on Campney Lane. No new access routes or junctions will be required as part of the development.

The proposals are served by Campney Lane which has existing problems with regards to the condition of the road. The traffic impact of the development is estimated at 878 vehicles per annum which is a reduction from its current usage, as such this level of traffic does not require improvements to the highway which meet the CIL tests (NPPF Paragraph 57) of being necessary, fair, and reasonable and directly related.

Highway capacity

The development proposals will generate a reduction in vehicle movements to that of its current use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF.

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.

Highway safety

In highways terms, this volume of traffic can be accommodated at the junctions within capacity and will not result in an unacceptable impact on highways safety. There could be impacts on resident's amenity, noise, air pollution. These environmental impacts are for the Local Planning Authority to consider and not within the remit of the Highways and Lead Local Flood Authority.

There has been no recorded Personal Injury Accidents (PIA) in the vicinity of this development 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.

Flood Risk and Drainage

The location of the proposed poultry unit lies within Flood Zone 1, which indicates a low probability of flooding. The proposed poultry buildings are classified as "Less Vulnerable" in terms of flood risk, in accordance with the NPPF. The unit's location is adjacent to Flood Zone 2. The floor level of the proposed unit will match that of the nearby poultry units, which were raised above ground level for flood protection. As a result, the risk of flooding to the proposed development is considered low and acceptable. This site is in an area not considered to be at risk of surface water.

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. Surface water from the development will discharge into the existing drainage system, which has been designed to include a 40% allowance for increased rainfall to account for future climate change impacts. Additionally, the drainage plan includes elevated floor levels for the buildings to prevent water ingress, and ground levels will be adjusted to divert water away from the structures. The capacity of the existing rainwater harvesting reservoir will be increased to manage the additional surface water runoff generated by the development whilst maintaining the current discharge of 5l/s. Pollution control measures will ensure that clean roof water is directed to a sealed drainage network, and overland flow routes will be maintained to handle exceedance flows. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Informatives:**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: 18 October 2024**