

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

District: East Lindsey District Council

Application number: N/016/01312/24

Application Type: Full

Proposal: Planning Permission - Erection of 2 no. agricultural buildings for free range egg production with associated feed bins, hardstandings, access tracks, improvements to existing vehicular access., provision of water tanks and generators and 2no. attenuation ponds.

Location: Ivy House Farm, Farlesthorne Road, Bilsby, Alford, LN13 9PL

Response Date: 10 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.

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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 objection subject to Planning Conditions as detailed below:

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, subject to the below conditions, and therefore does not wish to object to this planning application.

Comments:

Introduction/Site Location

Ivy House Farm is located on Farlesthorne Road near Bilsby, a rural village near Alford. The site is situated southeast of Bilsby, in an area of open farmland near Ancroft Fen.

The surrounding landscape is primarily agricultural, with the area featuring expansive fields, rural roads, and limited residential properties. Farlesthorne Road connects the site to the broader road network, linking to the B1196 and Alford.

Overall, Ivy House Farm is positioned in a quiet, rural setting, well-suited for the proposal of the erection of 2 no. agricultural buildings for free range egg production with associated feed bins, hardstandings, access tracks, improvements to existing vehicular access., provision of water tanks and generators and 2no. attenuation ponds.

Existing Conditions

Ivy House Farm has an existing colony unit that will cease production. The traffic to this unit currently uses Farlesthorne Road. There is evidence of overrunning of the highway verges along Farlesthorne Road at existing accesses. This proposal is not considered to worsen the existing conditions.

Highway safety

The proposed new farm access has been designed to meet Lincolnshire County Council (LCC) specifications, with the gate set back 20 metres to avoid waiting on the highway. Visibility splays at the site access are based on the recorded 85th percentile speeds of vehicles travelling along Farlesthorne Road. The visibility at the access is 87.1 / 96.8 metres which complies with Manual for Streets (MfS). Farlesthorne Road has a speed limit of 60mph

and is an unclassified road, therefore 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.

In terms of Public Footpath 74 at Bilsby, while the access track will intersect with the path, it is noted that appropriate measures will be implemented to mitigate potential risks to pedestrians. The clearly defined crossing point with signage on both sides, combined with proper grading on either side of the track, should prevent any abrupt changes in level or potential hazards. These precautions are satisfactory in ensuring the safety of footpath users. It is recommended that these measures are implemented prior to the start of construction to provide continued protection for the public.

It is suggested that, due to the swept path detailing the tracking of vehicles exiting the site coming close to the edge of the carriageway, that the integrity of the highway needs to be further protected. Localised widening opposite the site access will be required to mitigate the risk of reduced integrity of the highway.

Additionally, it is conditioned that the lesser used existing access shall also be upgraded to LCC specification to provide an area of bound material to act as an informal passing place.

Highway capacity

The proposal outlines limited additional traffic generation compared to the existing operations at Ivy House Farm, which is to cease production. The new development will reduce the overall number of birds from 330,000 to 128,000, effectively decreasing commercial traffic.

Given the reduction in bird numbers, the overall volume of feed lorries, bird lorries, and manure transport will decrease. The only intensification of public highway use will occur on a 400m stretch of Farlesthorpe Road between the site entrance and Ivy House Farm. Additionally, the development will generate up to 12 daily car movements from workers and occasional movements for deadstock collection, veterinary visits, and inspections.

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.

Flood Risk and Drainage

The land lies within flood zone 1 and therefore has a low probability of flooding from rivers and the sea. There is a very low risk of surface water flooding. The Desktop Geotechnical Study concludes that the site is unlikely to be suitable for surface water disposal via infiltration only due to clay deposits in the area, and therefore, the surface water run-off will be attenuated prior to discharge to the private ditches running through the site which in turn discharge to the Boy Grift Drain.

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 includes two poultry units with a combined impermeable area of 12,096m². The surface water runoff from the impermeable areas will be collected and attenuated through two independent surface water drainage systems, with separate discharges. The discharges will adhere to the allowable limits of 5.0 l/s, ensuring that the peak discharge rate post-development will be similar to existing levels. This approach, combined with controlled discharge, ensures that there will be no adverse impacts on the wider catchment or an increased risk of flooding downstream.

Additionally, the proposed attenuation pond for unit 2, situated 9 metres from the watercourse, has been adequately accounted for in the drainage design, as marked on the amended site plan. This setup provides assurance that surface water drainage on site will be effectively handled, and no negative impacts on the watercourse are expected. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

To mitigate any unacceptable impact on highway safety, it is requested that the applicant provide localised carriageway widening on Farlesthorne Road opposite the proposed access - detailed scheme to be agreed by the applicant and the Local Highway Authority.

Additionally, to upgrade the existing access at Ivy House Farm to a bound material in accordance with LCC specification.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of localised carriageway widening on Farlesthorne Road opposite the proposed access, and an upgrade to the existing access at Ivy House Farm within the highway boundary) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

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 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway.

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: 10 October 2024



Lincolnshire
FIRE & RESCUE

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

My Ref: 200001829245/ZB
Your Ref: N/016/01312/24

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

For the attention of Kathryn White

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

27 September 2024

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: ERECTION OF 2 NO. AGRICULTURAL BUILDINGS FOR FREE RANGE EGG PRODUCTION WITH ASSOCIATED FEED BINS, HARDSTANDINGS, ACCESS TRACKS, IMPROVEMENTS TO EXISTING VEHICULAR ACCESS., PROVISION OF WATER TANKS AND GENERATORS AND 2NO. ATTENUATION PONDS.

LOCATION: IVY HOUSE FARM, FARLESTHORPE ROAD, BILSBY, ALFORD, LN13 9PL

I refer to the planning application reference N/016/01312/24 . The Fire Authority object to the application on the grounds of water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

WATER SUPPLY

Lincolnshire Fire and Rescue requires 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.

It is noted that there are water tanks included on the development plans. These may be sufficient as an alternative water supply for firefighting purposes subject to meeting the relevant criteria in the Building Regulations 2010 (as amended), Part B5. Evidence of this should be provided to the Fire Authority.

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

Yours faithfully

Zoe Brown

Lincolnshire Fire and Rescue

Fire Safety Inspector

Telephone: 01522 553868

Email: fire.safety@lincolnshire.gov.uk

cc: ELDC - development.control@e-lindsey.gov.uk

LFR Water Management