

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

**District: North Kesteven District Council**

**Application number: 24/0966/FUL**

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

**Proposal: Erection of oilseed processing building**

**Location: Nocton Farmyard, Cyclone Way, Nocton**

**Response Date: 4 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 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:**

The proposed oilseed processing building is to be located on Nocton Farmyard, adjacent to other stores and farm related buildings, on a site located to the Southeast of Nocton.

### **Highway Comments**

The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Cyclone Way is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Old Sleaford Road and its junction with Cyclone Way. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

The site is accessed off a network of private roads, which join the public highway at the junction with Old Sleaford Road. The junction is of a good size and suitable of accommodating HGV movements and is the main road that serves Branton Potatoes.

The HGV trim generation for the site is expected to be a maximum of 15 two-way movements per week, which is not deemed to cause a severe residual cumulative impact upon the local highway network.

### **PROW Comments**

It is worth noting that although the roads serving the site are private, there are PROWs on most of them, however, due to the nature of these private roads being very straight and wide, it is accepted that users of the PROW and vehicles serving the site can see each other in good time and pass safely without conflict, therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

## **Flood Risk and Drainage Comments**

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. It is proposed that the buildings drainage will discharge into traditional below ground pipework, before entering the infiltration basin, where it will receive water treatment. There will be a catchpit located prior to entering the basin to catch heavy sediment. 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 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.

**Officer's Name: Joseph Walden**

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

**Date: 4 October 2024**



**Lincolnshire**  
FIRE & RESCUE

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Deepdale Lane  
Nettleham  
Lincoln  
LN2 2LT  
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[www.lincolnshire.gov.uk/lfr](http://www.lincolnshire.gov.uk/lfr)

My Ref: LN4 2GR/LC  
Your Ref: 24/0966/FUL

Planning Authority  
North Kesteven District Council  
Kesteven Street  
Sleaford  
NG34 7EF

**For the attention of Louise Taylor**

Sent by email to: [planning@n-kesteven.gov.uk](mailto:planning@n-kesteven.gov.uk)

2 October 2024

Dear Madam,

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

### **PLANNING CONSULTATION**

#### **DEVELOPMENT: ERECTION OF OILSEED PROCESSING BUILDING**

#### **LOCATION: NOCTON FARMYARD CYCLONE WAY NOCTON**

I refer to the planning application reference 24/0966/FUL. The Fire Authority would make no objections to the application provided that the following items were included.

Please see below items which are strongly recommended in the interest of fire fighter safety, safety of residents, property protection, and insurance.

#### **ACCESS**

Due to there being a new proposed access and egress road along with the new development, the following should be provided. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also 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.

In addition, access roads should therefore have:

- Minimum 3.7m width between kerbs
- Minimum width of gateways 3.1m
- Minimum height clearance of 3.7m

- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.
- Minimum 16.8m turning circle between kerbs
- Minimum 19.2m turning circle between walls

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

### **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.

According to our internal software showing a plan of your site, it is noted that two bodies of water are in the vicinity of the proposed site. If these are to be used as an alternative to provision of a hydrant, they must 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.

### **ENVIRONMENTAL**

No Comments.

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  
Community Fire Protection - CFP  
Lincolnshire Fire and Rescue

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

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