

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

**District: West Lindsey District Council**

**Application number: 147744**

**Application Type: Major**

**Proposal: Planning application for expansion of existing business premises to provide a new car park, yard, and pallet production building**

**Location: Pallinc Ltd Beehive Business Park, Church Lane, Rand, Market Rasen, LN8 5NJ**

**Response Date: 23 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.

### **No objection subject to:**

- **Planning Conditions** as detailed below.

### **Introduction/Site Location**

The site is located off the A158 at Rand. The access to the site is heavily used by current users of the business park and also Rand Farm Park and nursery that generates high amounts of traffic on the lane and in addition there are residential properties located there too.

### **Existing Conditions**

Church Lane is heavily used, as mentioned above by various businesses that are located there. The lane is narrow and due to the high usage of the lane, some of the verges are becoming damaged. The road is classed as unsuitable for use by HGV's and this could be the primary reason for the deterioration.

### **Highway safety**

Church Lane is narrow and due to this there are passing places currently in situ to allow for vehicles to pass, this however has not been enough to prevent the verges being damaged further. Due to the increase in movements along the lane there's likely to be an increase in conflict of vehicles meeting. To mitigate these extra movements it will be necessary for the applicant to provide localised road widening to allow for this.

### **Highway capacity**

The proposal will generate an extra 268 vehicle movements per day including and extra 30 staff members to be located at the site which is a significant increase for the lane. The increase also includes the amount of HGV's accessing the site via Church Lane. The site will be

accessed via the A158 which is suitable to accommodate the movements however mitigation will be required as mentioned above for the increase of traffic, particularly HGV's, along Church Lane which is a narrow and in deteriorating condition.

### **Site Layout**

The internal layout of the site is suitable to accommodate staff parking and the increase in vehicle movements. There is sufficient parking and turning available within the site to accommodate the proposals.

### **Flood Risk and Drainage**

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 will significantly increase the impermeable area of the site with hardstanding. The drainage strategy provided is acceptable in principle to mitigate this. The proposals show water to be attenuated on site and discharged at a restricted rate into a perimeter ditch network. The applicant has demonstrated that the network has a viable outfall and is in suitable condition to accept the flows. 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**

In order to mitigate the significant increase in vehicle movements on Church Lane, it will be necessary for localised widening of the lane to be provided in addition to the existing passing places already in situ. This will help prevent the verges from becoming further damaged by the increase in vehicles using the lane due to the proposals.

### **Planning Conditions:**

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

#### **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 widening along Church Lane) 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.

### **Highway Condition 33**

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield run off rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

### **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 Informatives](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway-Informatives)

**Officer's Name: Laura Rowett**

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

**Date: 23 October 2024**