

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

District: North Kesteven District Council

Application number: 24/0956/FUL

Application Type: full major planning application

Proposal: Proposed replacement warehouse

Location: Cranswick Pet Products, Lodge Farm, Wigsley Road, North Scarle

Response Date: 1 November 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:

Recommendation for 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:

Comments:

Introduction/Site Location

The proposed development includes the demolition of the existing store and erection of a new purpose-built warehouse with workshop and racking areas.

The proposal is to renew the site, located within the built-up commercial area.

Existing Conditions

The site has parking areas, green spaces with grass and trees, security fencing around the perimeter, and drainage systems for water management.

Highway safety/Highway capacity

HGV traffic will be able to exit the site in a forward gear, the application does not propose any new HGV docking terminals, the increase in traffic will be minimal. There are no changes to the site access within this application.

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 does not alter the drainage on site. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 1 November 2024