

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

District: West Lindsey District Council

Application number: WL/2024/00858

Application Type: Major

Proposal: Planning application for change of use of vacant land to be utilized for commercial purposes (haulage, storage and distribution)

Location: Land off Learoyd Road, Hemswell Cliff, Gainsborough

Response Date: 11 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: 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 proposal is for the storage of products and HGV trailers within vacant land located within the application site. The land is owned by the applicant and is within Hemswell Business Park where the applicants business currently operates.

Introduction/Site Location

The proposal is for an extension of the existing business site within Hemswell Business Park. Hemswell Business Park is located on the A631 and is home to various business operations.

Existing Conditions

Currently the land proposed for the expansion is vacant and has no existing use.

Highway safety

The business is accessed from the main access to the business park which is in good condition and suitable to serve HGV's.

Highway capacity

The applicant has confirmed there will be no extra movements associated with the proposals and the existing storage and HGV's will be reorganised within the vacant land.

Site Layout

The internal layout of the site will be rearranged to provide more space and better circulation within the site.

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 not increase the impermeable area of the 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: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 11 November 2024