

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

District: West Lindsey District Council

Application number: WL/2024/00872

Application Type: Major

Proposal: Planning application to erect livestock unit.

Location: Happylands Farm, Moor Road, North Owersby, Market Rasen, LN8 3YN

Response Date: 22 January 2025

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 applicant seeks to expand the current operations at Happyland Farm by erecting an additional pig unit. The site is currently operational and this will increase the amount of pigs on site.

Introduction/Site Location

The site is located at Moor Road, North Owersby and there are currently associated vehicle movements with the site on the local network.

Existing Conditions

The site is currently operational and this will increase the amount of pig units on the site. The site is served by an existing access which is not in line with Lincolnshire County Council specifications, therefore the access will need upgrading to accommodate the site operations.

Highway safety

The application will not have an unacceptable impact on highway safety.

Highway capacity

The extra pig unit will generate a negligible increase in traffic on the highway network and there are no known capacity issues in the area.

Site Layout

The site layout is sufficient to allow vehicles to turn within the site to they can access and egress in a forward gear.

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 utilise the existing drainage strategy on site, water will enter the attenuation pond and be discharged at a restricted rate, the pond will be expanded to accommodate the extra unit. 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

Access improvements will be required to provide a formal access to the site.

Informatives

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>.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 22 January 2025