

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

**District:** East Lindsey District Council

**Application number:** N/108/01763/24

**Application Type:** Full

**Proposal:** Planning Permission - Erection of 3no. linked poultry buildings with associated egg packing and storage building and dirty water tank, construction of hardstanding and drainage attenuation pond with the demolition of existing poultry farm

**Location:** Brooklyn, Magna Mile, Ludford, Market Rasen, LN8 6AH

**Response Date:** 16 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 proposed development site is located on Magna Mile, using the established access. Situated in a predominantly agricultural setting, the location is well-suited for the erection of 3no. linked poultry buildings with associated egg packing and storage building and dirty water tank, construction of hardstanding and drainage attenuation pond with the demolition of existing poultry farm.

### Existing Conditions

The site is currently used for broiler rearing, generating an estimated 360 commercial vehicle movements annually. Existing infrastructure includes poultry housing, waste management systems, and access roads, providing a functional baseline for assessing the impacts of the proposed development.

### Highway Safety

The proposal uses the existing access point on Magna Mile, the dimensions of which are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

Lincolnshire County Council welcomes the agreement to dedicate the permissive path as a Public Right of Way. A Dedication Agreement is required to dedicate the permissive path as a Public Right of Way, to protect future public access to the Viking Way.

### Highway Capacity

The development proposals will generate a reduction in vehicle movements to that of its former use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF.

### 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 incorporates a Sustainable Drainage System (SuDS), featuring an attenuation pond designed to manage surface water runoff effectively. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### Environmental Impact

The proposal will generate 251 movements per annum. In highways terms, this volume of traffic can be accommodated at the junctions within capacity and will not result in an unacceptable impact on highways safety. There could be impacts on resident's amenity, noise, air pollution. These environmental impacts are for the Local Planning Authority to consider and not within the remit of the Highways and Lead Local Flood Authority.

### **Informatives:**

#### Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

#### Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

**Officer's Name: Justine Robson**

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

**Date: 16 January 2025**



**Lincolnshire**  
FIRE & RESCUE

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**Our Ref: 100032301038/NT**  
**Your Ref: N/108/01763/24**

Planning Authority  
East Lindsey District Council  
Tedder Hall  
Manby Park  
Louth  
LN11 8UP

**For the attention of Mr G. Hyde**

Sent by email to [development.control@e-lindsey.gov.uk](mailto:development.control@e-lindsey.gov.uk)

26 November 2024

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING CONSULTATION**

**DEVELOPMENT: PLANNING PERMISSION - ERECTION OF 3NO. LINKED POULTRY BUILDINGS WITH ASSOCIATED EGG PACKING AND STORAGE BUILDING AND DIRTY WATER TANK, CONSTRUCTION OF HARDSTANDING AND DRAINAGE ATTENUATION POND WITH THE DEMOLITION OF EXISTING POULTRY FARM**

**LOCATION: BROOKLYN, MAGNA MILE, LUDFORD, MARKET RASEN, LN8 6AH**

I refer to the planning application reference N/108/01763/24. The Fire Authority object to the application on the grounds of inadequate water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

**ACCESS**

*No comment.*

**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.*

**ENVIRONMENTAL**

*No comment.*

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

**Nissa Talbot BSc Hons CIEH**

Fire Safety Inspector

Lincolnshire Fire and Rescue

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**Fire Safety Supervisor**

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CC : [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

LFR Water Manager