



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

District: North Kesteven District Council

Application number: 24/1324/FUL

Application Type: full major application

Proposal: Erection of 2 No. additional poultry houses and associated infrastructure

Location: Ermine Street Farm, High Dike, Byard's Leap, Cranwell, Lincolnshire, NG32 3RN

Response Date: 28 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:

Recommendation for No objection subject to:

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:

Introduction/Site Location

Ermine Street Farm, High Dike, Byard's Leap, Cranwell, Lincolnshire, NG32 3RN is accessed via a private track and is surrounded by agriculture land.

The proposal is for the erection of 2 No. additional poultry houses with attached control room, feed bins and feed blending rooms.

The proposed poultry houses are identical to the existing poultry houses on the site and measure 110m x 20.42 with attached control rooms and catching canopies on the western elevation which measures 12.51m x 4m. The feed blending rooms extend to 4m x 3m. The proposal also includes 4 No. feed bins and an expanded concrete apron.

Existing Conditions

On the farm there are 4 existing poultry houses concealed within the landscape by a bund, the soil bund is on the northern and eastern boundaries.

Highway safety/Highway capacity

Access to the proposed development will be via the existing farm entrance to High Dyke. As the overall development is neutral in terms of bird numbers, the traffic generation impacts of the development will be neutral.

Site Layout

The proposed poultry houses are identical to the existing poultry houses on the site and will be sited adjacent to the existing poultry houses on the northern side.

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 Ermine Street Farm, High Dike, Byard's Leap, Cranwell, Lincolnshire, NG32 3RN All drainage will be on private land. 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: 28 January 2025