



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

District: East Lindsey District Council

Application number: S/183/01701/24

Application Type: Full

Proposal: Planning Permission - Erection of a poultry unit with ancillary structures and hardstanding.

Location: Land east of Thornton Manor, Bunkers Hill, New York

Response Date: 14 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 subject to Planning Conditions as detailed below.

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, subject to planning conditions, and therefore does not wish to object to this planning application.

Comments:

Introduction/Site Location

The planning application proposes a new free-range egg production poultry unit at Thornton Park Farm, accommodating 32,000 birds. The development includes associated access and layout considerations to ensure compliance with highway safety, traffic capacity, and environmental requirements. The site is strategically located to facilitate efficient transportation and minimise disruption to surrounding areas.

Existing Conditions

The site currently houses a 32,000-bird poultry unit, generating 410.4 vehicle trips annually. The existing private carriageway provides access to the public highway, with good visibility and an established vehicle routing system designed to reduce impacts on residential areas and narrow roads. Flood Zone 3a classification indicates a potential flood risk, but no history of localized flooding or drainage issues has been recorded.

Highway safety

The proposed development utilises an existing private drive for site access. The visibility at the access complies with Manual for Streets (MfS). Bunkers Hill has a speed limit of 60mph and is a C road, but due to factors including the frequency of junctions, alignment of the road and driver behaviour; visibility in accordance with MfS is deemed appropriate rather than visibility set out in DMRB which are Department for Transport standards for Trunk Roads. The established vehicle routing minimises interactions with residential areas. There is evidence of vehicle overrun opposite the access, and therefore to ensure there is not an unacceptable impact to highway safety, localised road widening will be required to maintain the integrity of the highway.

Highway capacity

Traffic associated with the new poultry unit will result in an average of one additional HGV or tractor/trailer trip per day. There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Site Layout

The proposed layout includes the poultry unit and supporting infrastructure. The site is well-integrated with the existing farm layout, and can maintain safe and effective access for vehicles and personnel. Visibility along the private road will allow for waiting off the Public Highway, whilst the existing access is also gated far enough back to allow vehicles to pull off the carriageway before the gate is opened.

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.

The site lies within Flood Zone 3a, as is much of the wider area, and in an area classed as having a reduction in risk of flooding from rivers and sea due to the presence of flood defences, but no history of flooding has been reported. The drainage strategy includes a PVC crate soakaway system for clean roof and surface water and a sealed drainage system for wash water and foul drainage, periodically removed for use as fertilizer.

The site includes a Board-maintained watercourse along its eastern boundary and a riparian watercourse within its boundary, both subject to the Land Drainage Act 1991 and associated byelaws. Prior written consent from the Board is required for any temporary or permanent works, structures, or changes to watercourses, including infilling, diversion, or the introduction of water into the district. Development should not commence until a surface water drainage scheme is approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority, ensuring compliance with specific runoff limits and maintenance of existing catchments.

The development must maintain all drainage routes through the site, ensuring no adverse effects on upstream or downstream riparian owners or areas currently served by these routes. This includes protecting methods such as "ridge and furrow" and overland flows. A permanent undeveloped strip must be maintained along all watercourses for future maintenance, with agreed access arrangements. Additionally, any changes to surface water or

treated water disposal plans must be communicated to the Board. These measures are critical to mitigate flood risk and ensure compliance with environmental and drainage regulations. Subject to the submission of a Full Drainage strategy, 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

Haunching is required opposite the access, and located in proximity of the turning required shown in plan F3145-A3 – 03 to maintain the integrity of the highway.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of localised road widening, on the western side of the carriageway and opposite/south of the existing access) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
 - Existing catchments and sub-catchments to be maintained.
 - Surface water run-off limited to 1.4l/s/ha for pumped and lowland catchments.
 - Surface water run-off limited to the greenfield rate for other gravity systems.
 - Brownfield sites limited to the greenfield rate.
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory

Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

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 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway.

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: 14 January 2025