

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

District: East Lindsey District Council

Application number: S/115/01676/24

Application Type: Full

Proposal: Planning Permission - Erection of a free range egg production poultry unit including new access, ancillary structures and hardstanding

Location: Scrafield Farm, Scrafield, Mareham on the Hill, Horncastle, LN9 6PA

Response Date: 19 February 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.

Application number: S/115/01676/24

Application Type: Full

Location: Scrafield Farm, Scrafield, Mareham on the Hill, Horncastle, LN9 6PA

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 the below planning conditions and therefore does not wish to object to this planning application.

Comments:

The proposed development is located in a rural area with limited permeability and sustainable transport links to the surrounding settlements. Safe access for all highway users, including pedestrians, cyclists and horseriders, must be ensured. While no Public Rights of Way (PROWs) are directly affected, should any works be undertaken which affect the Public Footpaths there must be prior discussion with Lincolnshire County Council Countryside section. Details on phasing should be provided to assess how construction and operational stages will impact the local highway network.

Existing Conditions

The existing site is in agricultural use. The local highway network consists of rural roads where the narrowness has been identified as a concern. In terms of drainage, the site is within Flood Zone 1, and while there are no reported issues with fluvial flooding, the potential for surface water flooding should be assessed further.

Highway Safety

The visibility at the access complies with Manual for Streets (MfS). Scrafield Road has a speed limit of 60mph and is an unclassified road, and 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 dimensions of the proposed access 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.

There has been no recorded Personal Injury Accidents (PIA) in the vicinity of this development's access in the last 5 years. The recent collision history located near the junction with the A158 does not indicate that an increase in traffic would give rise to further collisions.

Scrafield Road is unclassified and a single lane, with informal passing places located between the A158 and the proposed site access. It is requested that formal passing places, localised widening, and an upgraded existing vehicle access is provided to allow for waiting / two-way movements along this route. Please see planning conditions below. With this mitigation in place the Highways and Lead Local Flood Authority do not consider that this proposal would result in an unacceptable impact on highway safety.

Highway Capacity

The development is proposed to generate an estimated 511 HGV and tractor trips per year, averaging 0.7 large vehicle trips per day, with peak traffic occurring during egg collection, restocking, and cleaning periods. 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.

Flood Risk and Drainage

The site is within Flood Zone 1, meaning it is at low risk of flooding from rivers or the sea. However, potential surface water flood risk must be assessed, particularly regarding increased runoff from new hardstanding areas. The ground conditions should be investigated, including soil permeability, water table levels, and infiltration rates, to confirm the suitability of the proposed subterranean soakaway system for roof and hardstanding drainage. The surface water drainage strategy should include details on source control, conveyance, attenuation, outfall locations, maintenance responsibilities, climate change allowances, and urban creep considerations. A SuDS (Sustainable Drainage Systems) Method Statement should be provided to ensure long-term resilience. Please see planning condition below.

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 requires further detail to be submitted. Subject to further ground investigations, the principle of the strategy is acceptable therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Site Layout

The development should integrate Blue-Green Infrastructure to support sustainable drainage and enhance the local environment. Landscaping plans should incorporate measures to mitigate visual impacts and provide biodiversity benefits. The proposed layout ensures that HGVs and refuse collection vehicles can access the site safely, with appropriate turning areas provided.

Off-Site Improvements

The requested off-site improvements, including S278 works at the A158 junction, three passing places, localised widening, and improvements to an existing field access, are required to support safe and efficient access to the site. These measures align with national and local

transport policies, ensuring that the development does not adversely impact the existing highway network.

Environmental Impact

The 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.

A Construction Management Plan should be required to control construction-phase impacts, and a SuDS Method Statement should be provided to ensure appropriate water management.

Planning Conditions:

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

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 21(a)

No part of the development hereby permitted shall be constructed before the works to improve the public highway (by means of improvements to the existing junction of Scrafield Road and the A158) 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 21(b)

No part of the development hereby permitted shall be occupied (apart from those works to construct the poultry unit and its access) before the works to improve the public highway (by means of two passing places, a section of localised widening, and an upgrade to an 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;
- provide attenuation details and discharge rates which shall be restricted to XXX litres per second;
- 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 07

The highway improvement works referred to in the above conditions 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 03

The permitted development requires the formation of a new vehicular access and an 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>.

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: 19 February 2025



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: **10008527323/MH**

Your Ref: **S/115/01676/24**

Highways SuDS Support
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

For the attention of Michelle Walker

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

14 November 2024

Dear Madam,

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

DEVELOPMENT: PLANNING PERMISSION - ERECTION OF A FREE RANGE EGG PRODUCTION POULTRY UNIT INCLUDING NEW ACCESS, ANCILLARY STRUCTURES AND HARDSTANDING

LOCATION: SCRAFIELD FARM, SCRAFIELD, MAREHAM ON THE HILL, HORNCastle, LN9 6PA

I refer to the planning application reference S/115/01676/24. The Fire Authority object to the application on the grounds of inadequate access and water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. Particular attention should be given to Table 15.2. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.

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

Matthew Hall

Fire Safety Inspector
Lincolnshire Fire and Rescue
Email: fire.safety@lincolnshire.gov.uk
Telephone: 01522 553 868

Josh Frost

Fire Safety Supervisor
Lincolnshire Fire and Rescue
Email: fire.safety@lincolnshire.gov.uk
Telephone: 01522 553868

cc. development.control@e-lindsey.gov.uk
LFR Water Officer