

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

District: East Lindsey District Council

Application number: S/029/01988/24

Application Type: Full

Proposal: Planning Permission - Erection of an agricultural glasshouse and heat store, excavation of land to form a drainage lagoon, construction of vehicular access roads and hard standing

Location: Land Adjacent to Anaerobic Digestion Plant, Beeches Lane, Carrington

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.

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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 objection

Comments:

The proposed development is for the erection of 7.3 hectares of agricultural glasshouses plus an additional drainage lagoon for the growing of berries and supporting infrastructure at Carrington farms being part of Dyson Farming Limited. This application is phase 3 of two previous approved planning applications for glasshouses in 2020 and 2023 (s/029/01885/19 & s/029/00045/23). The site will be accessed from a simple priority T junction with the B1183 Main Road on to Beeches Lane which is a two-way carriageway of 7.5 metres wide to access the development site which is subject to 20 mph and a private road. Although there have been some collision records at the T junction with the B1183 Main Road, the analysis of the collision study has not revealed any identifiable issues associated with the expected movements of the proposed development.

Permanent staff associated with this new proposal will be 15 number, with between 5-85 additional temporary staff at different times throughout the season. The expected additional trips are between 40-200 two-way movements over the course of a day and are expected to occur outside of peak hours and a good majority of staff are expected to travel by private mini busses, therefore reducing the number of generated trips to the site. The proposed development will also be expected to generate an additional 3 two-way HGV movements per day. A full and comprehensive Transport Assessment has been submitted to support the application, which concludes that when modelling for the worst-case scenario, the vehicle movements associated with the development can be accommodated on the highway network and are not expected to have a severe impact, in accordance with the National Planning Policy Framework. Sufficient car parking for the proposed development has been provided in line with local planning standards and adequate turning areas can be provided within the development site.

A flood risk assessment has been prepared to assess the proposed development and concludes that there are no obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk. A drainage strategy report has been undertaken for the site using storm attenuation techniques. Surface water from the buildings will be stored in a surface water lagoon to be used as part of the growing process. Any overflow system into the Boards drainage network will be at the calculated run-off rate to be agreed with the drainage board. Therefore, the proposal will not increase surface water flood risk to the development site, surrounding properties or land.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 19 February 2025