



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

District: South Holland District Council

Application number: H20-0933-24

Application Type: Full

Proposal: Construction of new glass house to grow flowers for existing horticultural facility

Location: Poplar Farm, Old Fendyke, Sutton St James, PE12 0HE

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:

Proposed new glasshouse to grow flowers for an existing horticultural facility within a site area of 1.88 hectares. The site is accessible from the main site where adequate parking facility can be accommodated and there will be no introduction of additional staff required, as the facility is fully automated or additional vehicle movements. The proposal will utilise the existing access arrangements from Old Fendyke, which has an in/out system and is appropriate for this proposal. The current working site of Poplar Farm Flowers Limited will be running this glass house in conjunction with the main site and additional vehicles are not needed. Therefore, the proposed development will not have a detrimental impact upon highway safety or capacity issues.

The site is in a flood risk area 3a (tidal and fluvial) and not at risk of surface water flooding. Surface water run-off from the glasshouse is to discharge at a greenfield rate into the existing on-site reservoir and used in the horticultural business. 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