

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

**District:** East Lindsey District Council

**Application number:** N/178/01665/24

**Application Type:** Full

**Proposal:** Planning Permission - Change of use of existing paddock to provide an extension to the existing adjoining storage business for the storage of touring caravans and cars and provision of hardstanding (works already started)

**Location:** Evergreen Nurseries, Humberston Road, Tetney, Grimsby, DN36 5NT

**Response Date:** 04 March 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 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, subject to the below planning condition, 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:**

*The planning application for the change of use of an existing paddock to provide an extension to the adjoining storage business at Evergreen Nurseries, Humberston Road, Tetney.*

### **Introduction/Site Location**

The site is located off Humberston Road (B1219) and is an extension to an existing storage facility. The surrounding highway network primarily consists of rural roads, with limited footway and cycling infrastructure. Consideration should be given to ensuring safe and suitable access for all users, particularly given the increase in vehicular movements associated with the storage of touring caravans and cars.

### **Existing Conditions**

Prior to development, the site comprised a paddock, generating minimal traffic movements. The adjacent storage business operates with established access arrangements, but the intensification of use required an assessment of the northern access's suitability for increased traffic. Additionally, the B1219 serves local and through traffic, and any potential impact on highway conditions have been reviewed.

### **Highway safety**

The visibility at the southern access complies with Manual for Streets (MfS). Humberston Road has a speed limit of 60mph at this location and is a B 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 southern access can accommodate the proposed vehicle movements and turning can be carried out onsite to allow for egress in forward gear.

There has one recorded Personal Injury Accidents (PIA) in the vicinity of this development in the last 5 years. 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 proposals will generate a comparable number of trips to that of its existing use. TRICS data for similar storage uses supports the conclusion that vehicle trips associated with such facilities are limited and do not place undue pressure on the highway network. It is therefore not be possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

### **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 is not located within a designated flood zone, but the introduction of hardstanding increases the potential for surface water runoff. To mitigate this, the development will incorporate permeable stone surfacing, allowing natural infiltration and reducing runoff rates. Therefore, 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**

Off-site improvements are required to support safe access to the site. This being the stopping-up of the northern access to reduce the number individual accesses.

### **Planning Conditions:**

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

#### **Highway Condition 12**

Within one month of planning permission being granted, the existing northern access onto Humberston Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the site, in the interests of road safety.

**Informatives:****Highway Informative 11**

The submitted proposals require the public highway to be stopped up at the existing northern access and the verge reinstating. This should be progressed via Section 247 Town and Country Planning Act 1990.

**Officer's Name: Justine Robson**

**Officer's Title: Senior Development Management Officer**

**Date: 04 March 2025**