

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

District: North Kesteven District Council

Application number: 25/0458/FUL

Application Type: Full – Major Planning Application

Proposal: Removal of 2 No. existing free range egg units and erection of a replacement free range egg unit with associated feed bins, access track, hardstandings and sustainable drainage system

Location: Kyme Farm, Witham Bank, Martin Dales, Woodhall Spa, Lincolnshire, LN10 6XU

Response Date: 22 May 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

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.

Comments:

The site is located to the Southwest of Woodhall Spa and currently operates three chicken sheds. The site has good highway connections with its close proximity to the B1191 and can be easily accessed by walking or cycling.

It is proposed to consolidate these three sheds into one modern facility, with an overall increase of 4,000 hens. The site access remains unchanged and when comparing the existing and proposed vehicle movements, the net impact of the development during normal operation is 1 vehicle per week. Therefore, it is not seen to have an impact on the highway maintained at public expense or severe impacts on the road network.

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 proposes that the new building will drain into a basin where it will be flow controlled into the ditch at a rate agreed with the IDB. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 22 May 2025



Lincolnshire
FIRE & RESCUE

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

My Ref: 10006529353/RS
Your Ref: 25/0458/FUL

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

For the attention of Tom Siddons

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk building_control@n-kesteven.gov.uk

16 May 2025

Dear Sir

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

DEVELOPMENT: Removal of 2 No. existing free range egg units and erection of a replacement free range egg unit with associated feed bins, access track, hardstandings and sustainable drainage system.

LOCATION: Kyme Farm Witham Bank Martin Dales Woodhall Spa Lincolnshire LN10 6XU

I refer to the planning application reference 25/0458/FUL. The Fire Authority object to the application on the grounds of inadequate access/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.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Rob Strutt

Fire Safety Inspector

Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

Cc – LFR Water Manager