

To: South Holland District Council

Application Ref: H20-0933-24

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

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

With reference to the above application received 20 January 2025

Please note that this interim response does not confirm Lincolnshire County Council's final position regarding the development proposals, as further information, as requested below, is required to enable a full assessment of the proposals. Lincolnshire County Council's final position on any development will only be established following formal consultation (via the local planning authority) of the planning application once this information has been received.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

This is a Major Planning Application and in order for the Highway Authority to fully consider and assess the potential cumulative impact of this proposal upon the highway network and to mitigate highway concerns, we would ask the applicant to provide a Transport Statement specifically outlining, hours of operation, intended traffic route/routes, assessment of the suitability of the roads leading to the site with accident traffic data, accessibility by other modes of transport, number of vehicle trips generated during a typical working day, on a weekly basis, including the number of employees, both full and part time for both the existing and proposed business use. The Transport Statement will also need to demonstrate that the proposed parking provision for the development site is adequate, sufficient space within the site to allow vehicles to enter, turn and leave in a forward gear drivers intending to enter the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre.

The Transport Statement needs to demonstrate that National Planning Policy Framework (NPPF) transport objectives have been achieved.

Additionally, having reviewed the Flood Risk Assessment states that the surface water run-off from the glasshouse is to discharge at Greenfield rate of discharge into the reservoir adjacent to the site. The route of the water is shown in in yellow. However, I am unable to find any drainage drawings showing this proposal and therefore, I would ask the applicant to provide a drainage strategy drawing showing details of the drainage system from the glasshouse to the reservoir and any outfall of surface water discharge to an open watercourse in the course of the reservoir being full to capacity, ensuring there is no flood risk to the site, adjacent land and surrounding properties.

Case Officer:

Dean Whitehead

Date: 30th January 2025