

HIGHWAY AND LEAD LOCAL FLOOD AUTHORITY RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Holland District Council

Application number: H22-0566-26

Application Type: major planning application

Proposal: Erection of a free range egg laying unit including egg packing and storage building, feed silos and associated infrastructure

Location: Land east of Delgate Bank, Weston, Spalding

Response Date: 30 September 2026

Response by: Kelly Austwick

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

Outline applications and contributions

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.

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:

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.

No objection subject to:

- (a) Planning Conditions and Informatives
- (b) Highway improvements outlined below:

Introduction/Site Location

This application for the erection of a free-range egg laying unit and associated infrastructure on land at Delgate Bank, Weston, Spalding, Lincolnshire.

The proposal is for a free-range egg laying unit capable of accommodating 32,000 laying hens and associated egg packing and storage facility, feed silos, hardstanding, parking and turning areas, and an upgraded vehicular access.

The proposed free-range egg laying unit will measure approximately 110.5 metres in length by 24.5 metres in width, with an eaves height of approximately 3.5 metres and a ridge height of approximately 6.86 metres. A linked egg packing and storage building is also proposed, measuring approximately 24 metres by 12 metres, with an eaves height of approximately 4.5 metres and a ridge height of approximately 6.14 metres. The development will also incorporate feed silos and associated areas of hardstanding to provide for vehicle parking, manoeuvring and operational requirements.

Site Layout

The site has room for large ranging area for the hens. The proposed development is sited within a flat, open arable landscape bounded by drainage features. The site keep the existing boundary vegetation and plant new native woodland planting belts and a mixed tree and shrub landscaping.

Existing Conditions

The site is already in active agricultural use with no existing public rights of way present.

Highway safety

Development proposal does not pose any specific highway safety risks the development will be served by a new vehicular access from Delgate Bank, in the form of a simple priority T-junction.

A Transport Statement prepared by Local Transport Projects Ltd shows that adequate visibility splays are achievable, that the largest vehicles expected to serve the site

can safely access and egress (demonstrated by swept path analysis of a 16.5m articulated HGV), and that vehicle parking and turning for all stages of construction and operation will be accommodated within the site.

Highway capacity

There is no precise definition of "severe" with regards to NPPF Paragraph 116, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Travel Plan

The Transport Statement demonstrates that the proposed free-range egg production unit would be served via a new priority junction onto Delgate Bank. Visibility splays are considered achievable and swept path analysis confirms that the largest anticipated vehicles, including articulated HGVs, can safely access and egress the site and manoeuvre within the site in a forward gear.

The development is expected to generate a low level of traffic.

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. This application is for collection of roof and hardstanding runoff to a attenuated discharge to an IDB-maintained drain on the eastern boundary. The proposal is subject to agreement with the IDB as Land Drainage Consent is required. 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

To mitigate the impact on Delgate Bank 2 passing places are proposed, these provide for intervisibility and will enable vehicles to pass safely. The passing places will be constructed to LCC standards which are for permanent construction.

Development will require the improvement of the existing access to a bound material within the extents of the public highway. The specification and construction details for a standard light duty flexible dropped crossing can be obtained from the Highways Network Team on 01522 782070, or alternately the applicant can note on the drawing that the access will be constructed in accordance with the LCC specification.

Planning Conditions:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the

adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- **the phasing of the development to include access construction;**
- **the on-site parking of all vehicles of site operatives and visitors;**
- **the on-site loading and unloading of all plant and materials;**
- **the on-site storage of all plant and materials used in constructing the development;**
- **wheel washing facilities;**
- **the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;**
- **strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.**

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 11A

Prior to first occupation on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first occupied and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (passing places) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 30 September 2026