

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H23-0313-25

Proposal: **Provision of new poultry unit & associated works**

Location: **Land at Peartree Hill Road, Whaplode Drove, Spalding**

With reference to the above application received 16 April 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

What is the distance from the carriageway edge to the gate?

The access is to be constructed to Lincolnshire County Council Specification and a note should be added to the proposed site plan. Visibility is to be demonstrated in accordance with Manual for Streets.

The post and rail fencing should not abut the carriageway – it should only go up to the field boundary and should not restrict visibility.

A swept path drawing is required to show how HGV's will enter/leave the highway and turn within the site.

Transport Assessment required.

Flood Risk Assessment required.

Written Drainage Strategy required along with Ground Investigation Report.

I refer you to the comments from South Holland Internal Drainage Board on South Holland District Council planning portal – they currently object to this proposal.

The applicant is showing that they wish to discharge surface water to a watercourse at a rate of 11.2 l/s. The contributing impermeable area is less than 9.2ha and therefore, the proposed discharge rate is in excess of greenfield rate for the impermeable area only. The rate should be reduced to as near to the greenfield rate as possible for the impermeable area.

Case Officer:

Samantha Legg

Date: 6 May 2025