

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

District: Boston Borough Council

Application number: B/22/0442

Application Type: Full

Proposal: Demolition of existing building and proposed erection of two storey education building, including creation of new access, associated parking, landscaping, drainage and associated infrastructure at Boston College

Location: Boston College Ingelow Centre, Rowley Road, Boston, PE21 6JE

Response Date: 30 November 2022

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

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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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: Approve with conditions and obligations

Introduction/Site Location

This is an application to demolish the existing Ingelow Centre and to erect a replacement building to provide additional functions. This application forms part of the wider proposals for the College and Leisure Centre complex under the Towns Deal scheme.

We have been engaged in pre-application discussions over the course of the year and provided our principle support of the proposals.

Existing Conditions

The existing Ingelow Centre is served via Rowley Road. To the eastern side of the site frontage, there is a 35m length of segregated cycle route and a shared cyclist and pedestrian route, which connect to the footbridge across Maud Foster Drain. There are good pedestrian, cycle and public transport links to the site.

Waiting restrictions are present along Rowley Road and Manor Gardens.

The streets surrounding the site are subject to 30mph speed limit, and Rowley Road further benefits from traffic calming measures.

Highway safety

The applicant's Transport Statement assessed the recorded Personal Injury Accidents in the vicinity of the site. There is no pattern to these PIAs which demonstrates a highway safety concern. The proposals are not anticipated to have a detrimental impact on highway safety.

Highway capacity

As a result of the proposals, it is expected that there will be an additional 15 vehicles on the highway network in the afternoon peak time of 17:00 – 18:00.

There is no precise definition of "severe" with regards to NPPF Paragraph 109, 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

A Draft Travel Plan has been submitted to support this application, which requires the inclusion of additional information and minor amendments. We request that a condition is placed on the planning permission requiring the applicant to support a full, robust Travel Plan, to be implemented in advance of the scheme being occupied.

Site Layout

The existing vehicle access onto Rowley Road will be stopped up as part of these proposals. Instead, vehicular access will be served via Manor Gardens. The car park will be increased to include 74 car parking spaces where there are 31 existing. Servicing and delivery vehicles can be accommodated within the site without the requirement for reversing manoeuvres and refuse collection will take place within the site curtilage. Adequate space is available within the car park for taxi and car drop-offs and waiting.

The proposals will see an increase of cycle parking provision from 10 spaces to 60 spaces.

Flood Risk and Drainage

The proposals seek to introduce an improved surface water drainage strategy from the existing situation, through the inclusion of permeable paving, rain gardens and an underground storage tank. Surface water will be attenuated within the site for a 1:100 year event with 40% uplift to accommodate climate change, to discharge at a restricted rate of 5.2l/s into the mains sewer. This represents a betterment of 80% in a 1:1 year event.

Off-Site Improvements

To align with the location of the proposed access, we request that a Section 106 contribution of £2,800 is sought to progress a Traffic Regulation Order to extend the waiting restrictions on Manor Gardens.

As part of the wider Towns Deal scheme, public realm improvements are proposed to Rowley Road at the site frontage. These will form part of a separate planning application.

Planning Conditions:

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

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 12

Within seven days of the new access being brought into use, the existing access onto Rowley 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 public highway, in the interests of road safety.

Highway Condition 27

The permitted development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

Informatives

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. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections 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 our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Officer's Name: Becky Phillips-Melhuish

Officer's Title: Growth Manager (Planning Advice)

Date: 30 November 2022