

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

District: North Kesteven District Council

Application number: 22/1753/FUL

Application Type: Full

Proposal: Change of Use of existing building to Use Class B8 (Storage and Distribution)

Location: Harrisson Place, Whisby Way, North Hykeham

Response Date: 26 January 2023

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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Location: Harrisson Place, Whisby Way, North Hykeham

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:

This application seeks full permission for the change of use of the existing building to form a B8 self storage warehouse with associated parking.

Introduction/Site Location

Noble House is located at the junction of Whisby Road and Whisby Way, in close proximity to the A46, in the south of the business quarter in Lincoln. The existing building has historically been used as offices but has been vacant for a number of years.

Highway safety/Highway capacity

The proposal is for a change of use, the access and parking arrangements remain unchanged. Therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

Flood Risk and Drainage

No changes are proposed to the existing drainage arrangements which is acceptable as it is not proposed to increase the impermeable area.

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 26 January 2023