

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

District: West Lindsey District Council

Application number: 146036

Application Type: Full - Major

Proposal: Planning application to erect roadside service area, including a single storey RSA building, eight island petrol filling station forecourt and canopy, electric vehicle charging bays, HGV fuelling facilities, canopy and parking, a drive thru coffee unit and associated development, including car parking, circulation space and new access, picnic and play area, landscaping, drainage infrastructure including attenuation ponds and swales, and boundary treatment

Location: Land at A15/A46 Riseholme Roundabout, Riseholme, Lincoln, LN2 2LQ

Response Date: 15 February 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.

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.

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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 for refusal

This proposal will generate increased pedestrian and cyclist movements across the A46 and A15, which are heavily trafficked and high speed strategic roads. No adequate provision is proposed to accommodate safe and suitable access to the site for pedestrians and cyclists.

In addition, Riseholme roundabout was recently subject to improvements for the expeditious movement of traffic. The proposed junction will have a negative impact upon traffic flows.

An objection has been raised by the Highways and Lead Local Flood Authority but if the Local Planning Authority are still minded to recommend approval, LCC would be grateful for notification via DevelopmentManagement@lincolnshire.gov.uk as to why material considerations outweigh the Highway and Lead Local Flood Authority objections, and be given an opportunity to make further representations.

Officer's Name: Becky Phillips-Melhuish

Officer's Title: Growth Manager (Planning Advice)

Date: 15 February 2023

Chief Fire Officer: Mark Baxter

My Ref: GF
Your Ref: 146036Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RNHead of Planning Services
West Lindsey District Council
Guidhall
Marshall's Yard
Gainsborough
DN21 2NA**FAO George Backovic**Sent by email to planning.customer.care@west-lindsey.gov.uk

27 January 2023

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990**PLANNING CONSULTATION - Planning application to erect roadside service area, including a single storey RSA building, eight island petrol filling station forecourt and canopy, electric vehicle charging bays, HGV fuelling facilities, canopy and parking, a drive thru coffee unit and associated development, including car parking, circulation space and new access, picnic and play area, landscaping, drainage infrastructure including attenuation ponds and swales, and boundary treatment: Land at A15/A46 Riseholme Roundabout Riseholme Lincoln LN2 2LQ**

I refer to the planning application reference 146036. The Fire Authority object to the application on the grounds of inadequate water supply for firefighting purposes.

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.



Yours faithfully

Gemma Frost
Lincolnshire Fire and Rescue
Fire Safety Inspector

Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org

Cc. Water Officer LFR
DDC CFP & Risk LFR
HighwaysSUDsSupport@lincolnshire.gov.uk

Ysanne Spafford
Lincolnshire Fire and Rescue
Fire Safety Supervisor

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