

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

District: Lincolnshire County Council

Application number: PL/0029/23

Application Type: Full

Proposal: To construct a one and two storey 28 bed secure children's home (class C2A) and associated support accommodation including administration facilities, kitchen and dining spaces, education and teaching spaces, sports facilities (including a MUGA) and external secure courtyard areas. Supporting infrastructure includes: a new service road, a car park, surface water attenuation pond, landscaped areas, renewable energy provision and battery store

Location: Bone Mill Farm, Bonemill Lane, Sleaford

Response Date: 28 June 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:

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

To construct a one and two storey 28 bed secure children's home (Class C2a) and associated support accommodation including administration facilities, kitchen and dining spaces, education and teaching spaces, sports facilities (including a MUGA) and external secure courtyard areas. Supporting infrastructure includes: a new service road, a car park, surface water attenuation pond, landscaped areas, renewable energy provision and battery store.

The proposed site is situated off Bonemill Lane to the north-east of Sleaford town centre and centrally located between Holdingham, Leasingham, Evedon and Kirby la Thorpe.

The proposed home will operate on a 24-hour basis and as such, parking will be in use at all times. Parking has been provided to the north of the proposed home and includes clear and defined access routes separating vehicles and pedestrians. Lighting will be provided for safety and security throughout the car park. 115 parking bays will be provided in total, comprised of: 93no. Long Stay / Staff bays 4no. Accessible bays (included in the 93no. Long Stay/Staff bays) 22no. Short Stay / Visitor Spaces 1 Electrical charging point will be provided to provide charging to 2 car parking bays. In addition to the above, 20no. Spaces will be allocated for Cycle parking 2no. Spaced will be allocated for Motorcycle parking.

Introduction/Site Location

The proposed site is located off Bonemill Lane to the north-east of Sleaford Town Centre and centrally located between Holdingham, Leasingham, Evedon and Kirkby La Thorpe. The proposals are to deliver a new upgraded and enlarged Secure Children's Home.

Highway safety/Highway capacity

The site will provide new pedestrian and cycle infrastructure as part of improvements to Bonemill Lane to connect with the existing pedestrian/cycle network at Bonemill junction. It is also located within acceptable distances from local services and amenities. It is therefore

considered that the site is an accessible and sustainable location, with opportunities for staff and visitors to travel by non-car modes where appropriate.

It has been demonstrated through the Transport Assessment, that the proposals can be accommodated on the local highway network.

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. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site. SuDS are adequately considered through the application proposals to include swales, basins and permeable paving which are designed to consider climate change.

Off-Site Improvements

As a result of the proposed development, a series of upgrades are considered appropriate mitigation including, a new T-Junction on Bonemill Lane, a shared footway/cycleway and road widening. The improvements are necessary to support future trips to and from the site. The works will be subject to a S278 Agreement with Lincolnshire County Council.

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 20

The development hereby permitted shall not be occupied before a 3.0 metre wide footway/cycleway, to connect the development to the existing network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

Highway Condition 21

No part of the development hereby permitted shall be commenced before the works to improve the public highway (by means of carriageway widening) 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.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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 our 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 our website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 28 June 2023

Our Ref: 10006537195/LW
Your Ref: PL/0029/23

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

Highways SuDS Support
Lincolnshire County Council
Council Offices
Newland
Lincoln
LN1 1YL

For the attention of Lead Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

30 May 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION –**

DEVELOPMENT: To construct a one and two storey 28 bed secure children's home (Class C2a) and associated support accommodation including administration facilities, kitchen and dining spaces, education and teaching spaces, sports facilities (including a MUGA) and external secure courtyard areas. Supporting infrastructure includes: a new service road, a car park, surface water attenuation pond, landscaped areas, renewable energy provision and battery store.

LOCATION: Bone Mill Farm, Bonemill Lane, Sleaford

GRID REFERENCE: 508146 346844

I refer to the planning application reference PL/0029/23. The Fire Authority would make no objection to the application provided that the following items were included with the development:

ACCESS

It is acknowledged that the proposed development includes a new access road to be constructed from Bonemill Lane to the main car park and entrance to the building. It is also noted 'an access road is proposed to follow the perimeter of the building providing fire tender access and access for maintenance vehicles. Tracking exercises have been undertaken to ensure the route is suitable'.

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.



Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

WATER SUPPLIES

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.

It is noted that the proposed site is within 20 metres of a watercourse, with two primary watercourses to the east of the proposed site (River Slea and Old River Slea. It is also acknowledged that a surface water attenuation pond is planned as part of the proposal. If these are to be used as an alternative to provision of a hydrant, they must be capable of fulfilling both of the following conditions:

- Providing or storing a minimum of 45,000 litres of water at all times.
- Providing access, space and a hardstanding for a pumping appliance.

ENVIRONMENTAL

The Drainage Strategy presented as part of the proposal appears sufficient to assist with the environmental impact of fire water following an incident.

Should the developer need to consult with Lincolnshire Fire and Rescue please email the address below.

Yours faithfully

Limara Watchus
Lincolnshire Fire and Rescue
Fire Safety Inspector

Telephone: 01754 898980
Email: fire.safety@lincolnshire.gov.uk

CC. Water Officer, Lincolnshire Fire and Rescue