

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

District: West Lindsey District Council

Application number: 146771

Application Type: Full

Proposal: Planning application to erect manufacturing building and detached office building

Location: Site H, Enterprise West Lindsey, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR

Response Date: 8 September 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

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 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:

The application for a manufacturing building and detached office building is located at the new industrial estate; Enterprise West Lindsey, off Skellingthorpe Road, Saxilby. The site access onto the estate is newly formed and Site H will be access from the internal estate road. There is a 60mph speed limit along Skellingthorpe Road in the vicinity of the site; the site access provides adequate visibility.

There is appropriate parking provision offered, along with cycle storage to encourage sustainable travel to the site. A footway, conditioned as part of Outline planning application 140696 also provides access for pedestrians.

The site layout is indicative of a standard manufacturing site, providing sufficient car parking and cycle storage for staff and customers. The site access is from an internal estate road, which at Outline was considered to accommodate the predicted vehicular movements generated by an attracted to the enterprise park and therefore the development proposed in this application would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the operation of the local highway network.

Similarly, the surface water drainage requirements for the whole of the enterprise park has been considered. 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 site lies within the district of the Upper Witham Internal Drainage Board, with Saxilby Pump Drain West located on the southern boundary of the site which forms part of the IDB Saxilby Pumping Station catchment. It is noted that Upper Witham Internal Drainage Board objects in Principle to any development in flood plain Zones 2 and 3 on the Environment Agency flood maps. However, the Flood Risk Assessment contains appropriate mitigation including the method of surface water disposal.

The site is not at risk from pluvial and tidal flooding. There is low risk of groundwater flooding, and a medial risk of fluvial flooding. The unit will need to be raised to a minimum floor level of 150mm above ground level, as per the FRA. The surface water discharge will be to the IDB watercourse,

having been attenuated on site. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 8 September 2023

Chief Fire Officer: Mark Baxter

My Ref: GS
Your Ref: 146771

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

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

FAO The Case Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

14 July 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION - Planning application to erect manufacturing building and detached office building: Site H, Enterprise West Lindsey, Skellingthorpe Road, Saxilby, Lincoln, Lincolnshire, LN1 2LR

I refer to the planning application reference 146771. 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

Lincolnshire Fire and Rescue
Fire Safety Inspector
Telephone: 01754 898980
Email: fire.safety@lincolnshire.gov.uk

C.c Water Officer LFR



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