

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

**District: East Lindsey District Council**

**Application number: N/085/01529/23**

**Application Type:**

**Proposal: Outline erection of industrial units**

**Location: Land north of Cheapside, Holton le Clay, DN37 0HZ**

**Response Date: 4 October 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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**Application Type: Outline Major**

**Location: Land north of Cheapside, Holton le Clay, DN37 0HZ**

## **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:**

**The proposed industrial units are within the former RAF Grimsby Airfield site that has incrementally become a De Facto industrial estate. The Application Site itself is understood to have previously been granted Consent for caravan storage. The roads within the airfield site are not public highways but the access into the site from Cheapside Road is of a suitable standard to accommodate the vehicle movements associated with the proposed development and has suitable visibility for drivers to be able to safely enter Cheapside Road at this point. The Application is Outline only at this stage and no details are provided in respect of how the surface water run-off from the impervious areas within the proposed development is to be managed. The Application Form advises that soakaways are to be employed but there is no evidence of infiltration testing having been undertaken to prove that this would be a suitable means of surface water management. The standard drainage Condition is therefore requested.**

**In consideration of the above and 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, subject to compliance with the Condition below, 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.**

**Planning Conditions:**

**Highway Condition 33**

**The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.**

**The scheme shall:**

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;**
- provide flood exceedance routing for storm event greater than 1 in 100 year;**
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate**

change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- provide attenuation details and discharge rates which shall be restricted to no more than the greenfield run-off rate of the undeveloped land;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

**Officer's Name: Jon Sharpe**

**Officer's Title: Principal Development Management Officer**

**Date: 4 October 2023**