

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

District: South Kesteven District Council

Application number: S23/1959

Application Type: Major

Proposal: Erection of a Waste Depot (Use Class B2) with ancillary office space and storage and associated service yard and parking area

Location: Former Fenland Foods, Turnpike Close, Grantham, NG31 7XU

Response Date: 8 December 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.

Application number: S23/1959

Application Type: Majore

Location: Former Fenland Foods, Turnpike Close, Grantham, NG31 7XU

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:

Introduction/Site Location

The proposals are to consists of a new 2 storey depot facility, with vehicle servicing bays, offices and outside social space. There is a large storage area for materials. Parking provision for staff and visitor cars, with disabled and EV bays. Parking for light good vehicles (LGV) and motorcycles. A large service yard at the rear for the heavy goods vehicles (HGV), with refuelling and ad-blue facilities. There is a commercial vehicle washing facility and a large refuse area. Part of the site has been allocated for a future development and car park extension.

The site is a brownfield stie, which was previously occupied by a processing and distribution centre. The building was demolished and only the slab level remains. The site has residential dwellings to the North and commercial premises to the East and South off Turnpike Close and Swingbridge Road. There is a landscape buffer between the site and the A1 to the West.

The access to the site will continue to be from Turnpike Close, with the retention of the existing access which will be reduced in dimensions for LGV and car parking. The formation of a new access further South, for HGV/fleet vehicles.

Highway safety/capacity

It is considered that the proposals would not result in an unacceptable impact on highway safety nor capacity.

Travel Plan

A compliant Travel Plan has been submitted. Which sets out options for reducing vehicles movements to and from the site and will encourage sustainable transportation to the site.

Flood Risk and Drainage

The site has been identified to be in Flood Zone 1, a compliant Flood Risk Assessment has been provided with the application. The applicant is proposing to attenuate surface water on site by permeable paving sub base under the car parking spaces, below ground crate system and traditional drainage methods in the form of pipes, channel drains and manhole.

Discharging into an existing Anglian Water system, discharge rate to be agreed with Anglian Water.

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

Off-Site Improvements

To provide tactile crossing at the accesses on Turnpike Close Grantham.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

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. Discharge rates which shall be agreed with Anglian Water;
- 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.

Highway Condition 21

No part of the development hereby permitted shall be occupied until a new footway and tactile crossing points are installed at the existing and newly created accesses and the

relocation of a gully pot, surplus hard standing area has been returned to grass in the extent of highway. 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.

Informatives

Highway Informative 11

The submitted proposals requires the public highway to be stopped up that is located within the red site boundary. This should be progressed via Section 247 Town and Country Planning Act 1990.

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 the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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

Officer's Name: Helen Patchett

Officer's Title: Senior Development Management Officer

Date: 8 December 2023