

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

**District: South Kesteven District Council**

**Application number: S23/0461**

**Application Type: Full Major**

**Proposal: Partial demolition of commercial building and erection of 10 residential apartments**

**Location: Tudor Hall, 50 North Street, Bourne, Lincolnshire, PE10 9AB**

**Response Date: 1 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.

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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:**

#### **Introduction/Site Location**

The proposal is for the partial demolition of a commercial building and erection of 10 residential apartments - amended to 9.

#### **Existing Conditions**

The commercial element is accessed for pedestrians from North Street and there is vehicular access to the rear from Meadowgate.

#### **Highway safety**

There are no recorded Personal Injury Accidents in the vicinity of the site.

#### **Highway capacity**

There is no precise definition of "severe" with regards to NPPF Paragraph 111, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

## **Site Layout**

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal.

The census data for the area and 36% households living there currently don't have a car, and 47% only have 1 car. If we applied the same ratio across the proposed flats then 4 won't have a car, 5 will have 1 car and 1 will have 2 cars. 6 cars added to the network is not a huge increase. The proposal will not have an adverse impact on the public highway.

There is sufficient room for deliveries, they will have to reverse in and leave in a forward gear which is the existing arrangement and there is space for emergency vehicles to enter and leave the site in a forward gear.

## **Flood Risk and Drainage**

Flood zone 1 – low risk of flooding. Following amended details the site is unsuitable for soakaways - the revised drainage proposals will include SUDS features to collect, treat, store and discharge storm water at Brownfield Runoff Rates at 9.5 l/s into the Anglian Water Sewer via a proposed manhole on the existing sewer in Meadow Gate road. It will consist of an infiltration swale on the southern side of the access road. The swale will allow water to be collected via a perforated underdrain and being filtered through sands and gravels. All roof drainage will be collected and discharged through various rain gardens to filter all flow rates before discharging into the gravity operated system. The system has been designed to contain all flows up to 1 in 100-year event, plus a climate change allowance of 40%.

## **Off-Site Improvements**

A Tactile crossing point should be installed at the junction of Meadowgate/Harington Street.

## **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 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile crossing point at the junction of Meadowgate/Harrington Street) 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 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](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

#### 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: Samantha Legg**  
**Officer's Title: Senior Development Management Officer**  
**Date: 1 December 2023**