

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

**District: North Kesteven District Council**

**Application number: 23/0886/OUT**

**Application Type: Major Outline**

**Proposal: Outline application with some matters reserved, for the erection of an industrial building with lifting beam (with access, layout and scale to be considered)**

**Location: Land off Freeman Road, North Hykeham, Lincoln**

**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 objection subject to planning conditions** as detailed below.

### **Introduction/Site Location**

The proposal is to construct a commercial building on the corner of Station Road and Freeman Road, Lincoln. The site of a former office and process building which was demolished due to a fire in 2020. The proposed development site has an existing HGV access and separate vehicle access for cars.

### **Highway safety/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.

### **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. This application is outline and the applicant has provided no detailed drainage scheme. Therefore the Lead Local Flood Authority have added the surface water condition.

### **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;
- 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, discharge rate shall be first approved by Anglian Water; 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. 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.

### **Informatives**

#### Highway Informative 03

The permitted development requires improvements to the existing 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>.

**Officer's Name: Helen Patchett**

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

**Date: 1 December 2023**

Chief Fire Officer: Mark Baxter

My Ref: JF  
Your Ref: 23/0886/OUTHighways SuDS Support  
Lincolnshire County Council  
County Offices  
Newland  
Lincoln  
LN1 1YLLincolnshire Fire and Rescue  
Headquarters,  
Community Fire Protection –  
Business Support,  
Deepdale Lane  
Nettleham  
Lincoln  
LN2 2LT**For the attention of The Planning Officer**Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

26 September 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990****PLANNING CONSULTATION: Outline application with some matters reserved, for the erection of an industrial building with lifting beam (with access, layout and scale to be considered).****LOCATION: Land Off Freeman Road North Hykeham Lincoln Lincolnshire**

I refer to the outline planning application reference 23/0886/OUT. The Fire Authority would make no objection to the application provided that the following items were included within the development:

- I. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence.**
- II. 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 2010 part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.**
- III. Lincolnshire Fire and Rescue recommends that fire hydrants be installed within this development at the developer's expense. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.**

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Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Joshua Frost  
Fire Safety Inspector  
Lincolnshire Fire & Rescue  
Lincolnshire County Council  
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