

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

District: West Lindsey District Council

Application number: 147371

Application Type: Major - Outline

Proposal: Outline planning application for to erect 20no. apartments with all matters reserved

Location: Land on corner of North Street, Gainsborough, Lincolnshire, DN21 2HU

Response Date: 6 February 2024

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.

No objection subject to:

Planning Conditions as detailed below.

Comments:

The site is located on the corner of North Street, Gainsborough and has been subject to previous residential applications utilising the existing access point on Spital Terrace.

The site is located in a sustainable location with good transport options so that residents wouldn't be reliant on the car.

Outline with all matters reserved

The principle of development is acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach.

Existing Conditions

The site is currently known as Stans Pocket Park and has been subject to previous applications. There is an existing access serving the site which will be utilised for this proposal.

Highway safety

Although access is not considered as part of this application, the access shown on the block plan is of sufficient width to serve the proposals and would allow two vehicles to pass without causing an obstruction to the highway.

Highway capacity

The application is for 20 flats, it's noted that 12 of these are class C3 b and therefore is unlikely they would have access to a car. The site is located in a sustainable location with good transport links in the area for pedestrians and cyclists. There is a good public transport network available for residents to use. It's unlikely the proposals would have an unacceptable impact on highway capacity.

Site Layout

Site layout is not for consideration at this stage but it would be encouraged for secure cycle storage to be provided within the site.

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 intends to attenuate water on site and discharge at a controlled rate into the existing surface water system, providing a betterment of the current situation where the water is currently un restricted. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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 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 greenfield run off rates;
- 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 dwelling/ 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 before secure cycle parking has been provided for the residents of the site.

Reason: To encourage the use of sustainable travel in the area.

Informatives

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 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: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 6 February 2024

Chief Fire Officer: Mark Baxter

My Ref: JF
Your Ref: 147371

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

Lincolnshire Fire and Rescue
Headquarters,
Community Fire Protection –
Business Support,
Deepdale Lane
Nettleham
Lincoln
LN2 2LT

For the attention of Daniel Galpin

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

23 October 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: OUTLINE PLANNING APPLICATION TO ERECT
20NO. APARTMENTS WITH ALL MATTERS RESERVED**

**LOCATION: LAND ON CORNER OF NORTH STREET, GAINSBOROUGH,
LINCOLNSHIRE, DN21 2HU**

I refer to the outline planning application reference 147371. 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 as an integral part of the water mains scheme to support the long term fire safety of Residents. 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. Fire**



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hydrants shall conform to BS750-2012 and acceptance testing will be carried out by a Hydrant Inspector on completion. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant(s). The Hydrant Inspector will fix a standard yellow "H" hydrant marker plate nearby.

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
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868

CC. LFR Water Officer
planning.customer.care@west-lindsey.gov.uk