

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

District: Lincolnshire County Council

Application number: PL/0088/23

Application Type: Full - Major

Proposal: To construct a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; landscaping works; and all other associated works

Location: Gosberton House Academy, 11 Westhorpe Road, Gosberton, PE11 4EW

Response Date: 22 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:

Approve with conditions

Introduction/Site Location

The proposal is to construct a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; landscaping works; and all other associated works. The school is a specialist Primary School mainly for children with Autistic Spectrum Disorders. Gosberton House Academy has experienced significant growth over the last few years; consultations for school places regularly exceed place availability and the school has accepted students beyond their physical capacity to ensure they can be educated locally. Lincolnshire County Council as the applicant are seeking to expand the school facilities to ensure the numbers on roll can be catered for in purpose-built facilities and the school can cater for children with a range of complex needs including those with profound and multiple learning difficulties, now and in the future.

Existing Conditions

Access to the site is via a driveway from Westhorpe Road, which connects through to High Street. The school cannot be seen from the road. The site is currently accessed by both vehicles and pedestrians from this access. The access is 5m in width, which includes a marked footway of 1.2m on its eastern side. The footway is marked on the driveway surface, and so vehicles can traverse this if necessary. Vehicle, cycle, and pedestrian access is taken at this point although only staff or visitors walk or cycle to and from the site and do so before or after pupil transport vehicles are present. The access is gated (with a shared vehicle and pedestrian gate) at its southern end at Westhorpe Road, with a secondary gate at its northern end, which consists of separate vehicle and pedestrian gates. The driveway has a length of some 80m, which can provide stacking space to in excess of 10 vehicles. Westhorpe Road is subject to a 30mph speed limit; this increases to 40mph at a point approximately 80m west of the school access. There are no parking restrictions in force in the vicinity of the school access.

Highway safety

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

Highway capacity

There are currently 50 full time staff being increased to 65-70.

The building will be used to accommodate existing pupils at the school. However, the provision of additional facilities will provide for additional needs and the forecasts are that the school will continue to be oversubscribed and could see an increase of 9 pupils. Very minimal increase to vehicle movements in the interim but could increase slightly (possibly 2 more minibuses and additional staff movements).

There is no precise definition of "severe" with regards to NPPF Paragraph 115, 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.

Travel Plan

A revised Travel plan has been submitted. As the school is located in a very rural nature and all students are provided with specialised transport the Travel Plan is adequate.

Site Layout

The proposed car park extension has been located to minimise the loss of any grassed area, the existing temporary classrooms is intended to be retained for the duration of any construction period minimising the impact on the young people already attending the school. The existing established access will involve the wall to be removed and rebuilt following construction. The existing access arrangements to remain unchanged by the proposed scheme. However, the drop-off area, parking area and internal circulation will be redesigned and expanded. A swept-path analysis has been undertaken for a fire appliance vehicle, a large refuse vehicle, an ambulance, minibus and a standard car to confirm that these vehicles can still access and egress the site in forward gear.

Construction site access and compound locations will have to be carefully considered as part of the proposed works. Delivery times will have to be restricted to outside pickup and drop off times - a Construction Management Plan is to be conditioned.

The design of the access and driveway will not change, however the drop-off area, parking area and internal circulation will be redesigned and expanded.

No changes will be made to the servicing arrangements, and they will continue in the existing manner.

The parking proposed will improve the current parking congestion.

To the north of the school is the existing temporary classrooms, which will be removed at the end of the construction works, and playing fields which has a fenced boundary to neighbouring houses.

Flood Risk and Drainage

As the proposals include the construction of a new teaching block and parking area along with associated playground area there will be an increase in drained impermeable area on the site.

In total, proposals will generate approximately 1700m² of impermeable area, although the area of hardstanding associated with the existing mobile classrooms (approximately 650m²) may revert to soft landscaping, resulting in an overall increase of 1050m².

Infiltration drainage is not considered a feasible means of discharging surface water run-off from the proposed development as testing failed.

Surface water drainage is proposed to discharge to the IDB maintained Double Dyke (North) drain to the east of the site boundary.

Due to invert levels, it is proposed that a pumped solution is utilised, involving the construction of a private pumping station and associated attenuation within the site and a length of off-site rising main, laid beneath Westhorpe Road.

Proposals are to be constructed largely over existing areas of grass. Whilst some of the proposed car park area at the rear of the site is to be constructed over existing hardstanding, there is no known formal surface water drainage serving the hardstanding. A total of 1700m² of impermeable area will be drained to the IDB network.

The proposed new car parking area, covering approximately 560m², is to be constructed as a permeable type construction, such as a retained gravel surface overlaying a Type 3 sub-base. The ability of the underlying ground to discharge surface water run-off via infiltration, particularly when ground water levels are elevated, is potentially negligible. A filter drain - lined with an impermeable liner so as to only accept surface water run-off - will be situated at the lower, western side of the car park. Whilst some infiltration may occur through the sub-base, the area is to be considered effectively as an impermeable surface, draining to the filter drain.

The rising main from the package pumping station will be routed down the site access road and along Westhorpe Road. The exact route and design of the rising main will be subject to further topographical survey work, utilities surveys and discussions with Lincolnshire County Council Highways. Whilst the proposed rising main will remain as private apparatus, formal approval from Lincolnshire County Council Highways will be required to locate this beneath within land under their ownership - a Section 50 licence would be required under the Highways Act 1980.

IDB approval is required to discharge to the Double Dyke and confirmation that 5l/s is acceptable.

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 an Updated 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;

- 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 details submitted to date are acceptable in principle. Further details are required.

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 5litres per second;
- 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.

* Offsite Rising Main Route and Outfall - Further consultation and discussion with Lincolnshire County Council Highways is required in order to confirm the exact route of the off-site rising main. Upon the granting of planning permission, formal approval is to be sought from the IDB for a surface water discharge from the site to Double Dyke (North).

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.

Informatives

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: Principal Development Management Officer

Date: 22 February 2024



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FIRE & RESCUE

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Your Ref: PL/0088/23

Head of Planning
Lincolnshire County Council
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Newland
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LN1 1YL

For the attention of Eloise Shieber

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

4 December 2023

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: TO CONSTRUCT A NEW BUILDING TO PROVIDE
CLASSROOMS, A SUITE OF THERAPY SPACES, SOFT PLAY AND SENSORY ROOMS AND
OTHER SUPPORTING HYGIENE SPACES; THE REMOVAL AND REINSTATEMENT OF WALL
FOR ACCESS; LANDSCAPING WORKS; AND ALL OTHER ASSOCIATED WORKS**

LOCATION: GOSBERTON HOUSE ACADEMY, 11 WESTHORPE ROAD, GOSBERTON

I refer to the planning application reference PL/0088/23. The Fire Authority object to the application on the grounds of inadequate water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

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.

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

CC. LFR Water Officer