

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

District: Lincoln City Council

Application number: 2023/0925/FUL

Application Type: Major

Proposal: Proposed construction of a Community Diagnostic Centre (Use Class C2), access, car parking, landscaping and associated infrastructure.

Location: Lincoln Science and Innovation Park Phase II, Bevor Street, Lincoln, Lincolnshire

Response Date: 8 March 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 therefore does not wish to object to this planning application.

Planning Conditions as detailed below.

Comments:

The site has been subject to Outline applications 2017/0586/OUT and 2021/0338/OUT and this proposal seeks to amend the internal layout of phase 2. Access was considered at outline stage and no changes are proposed to the access or highway infrastructure as part of this proposal

Introduction/Site Location

The site is located on Beevor Street, Lincoln which has good transport links to the local area. Off site pedestrian improvements have been secured by grampian conditions attached to the outline applications.

Highway safety

No changes are proposed to the previously approved access so the application will not have an unacceptable impact on highway safety.

Highway capacity

The application will generate an additional 23 trips per day compared to what was previously approved at outline stage. The applicant has demonstrated sufficient parking to accommodate these movements and they will not have an unacceptable impact on highway capacity.

Site Layout

The site layout has been amended to change one of the buildings in the phase 2 section of the site. The internal layout of the site is acceptable and provides sufficient parking and turning within the site.

Flood Risk and Drainage

The drainage strategy was considered as part of the outline proposals. The applicant has demonstrated that the revised layout can be incorporated within the amended drainage strategy.

Off-Site Improvements

Off site improvements by means of access and pedestrian improvements via the means of uncontrolled pedestrian crossing points on Ruston Way and Poplar Avenue have been secured as part of previous applications.

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: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 8 March 2024



Lincolnshire
FIRE & RESCUE

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Deepdale Lane
Nettleham
Lincoln
LN2 2LT
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www.lincolnshire.gov.uk/lfr

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

Our Ref: 1142732/GS
Your Ref: 2023/0925/FUL

FAO The Case Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION - Proposed Construction Of A Community Diagnostic Centre (Use Class C2), Access, Car Parking, Landscaping and Associated Infrastructure: Lincoln Science and Innovation Park Phase II, Beevor Street, Lincoln, Lincolnshire

I refer to the planning application reference 2023/0925/FUL. 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 requires the installation of one fire hydrant conforming to BS750-2012 within 100m 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.**

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

Yours faithfully

Gemma Sargeant
Lincolnshire Fire and Rescue
Fire Safety Inspector
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Phone: 01522 535868