

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

District: West Lindsey District Council

Application number: 147738

Application Type: FULL

Proposal: Planning application to demolish all buildings on site and erect a Class E food store and a Class E(b) coffee shop drive-thru together with access, car parking, servicing, landscaping and associated works.

Location: Land off Gallamore Lane, Middle Rasen, Market Rasen, LN8 3HZ

Response Date: 20 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 or increase surface water flood risk and therefore does not wish to object to this planning application.

Recommendation for No objection subject to:

The following recommended conditions laid out below.

- **Planning Conditions** as detailed below.

Comments:

There is no precise definition of "severe" with regards to NPPF Paragraph 109, 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 the NPPF.

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 has provided details to support a site specific sustainable drainage system with a controlled rate of surface water run-off, and therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Introduction/Site Location

Planning application to demolish all buildings on site and erect a Class E food store and a Class E(b) coffee shop drive-thru together with access, car parking, servicing, landscaping and associated works.

Existing Conditions

Greenfield site and dwelling.

Highway safety

Mitigated with highway network improvements and speed limit reduction.

Highway capacity

Acceptable impact as outlined in the submitted Transport Assessment.

Travel Plan

Subject to condition

Site Layout

Acceptable, site access will require constructing to Lincolnshire County Council's specification.

Flood Risk and Drainage

Limited discharged rate and on site drainage infrastructure with attenuation mitigates any potential issues regarding surface water flooding. Site is currently showing as not being at risk.

Off-Site Improvements

Laid out in recommended planning conditions below.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- *phasing of the development to include access construction;*
- *the parking of vehicles of site operatives and visitors;*
- *loading and unloading of plant and materials;*
- *storage of 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.*

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

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, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Highway Condition 12

Within seven days of the new access being brought into use, the existing accesses onto Gallamore Lane shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

To reduce to a minimum, the number of individual access points to the site, in the interests of road safety.

Highway Condition 20

The development hereby permitted shall not be occupied before a 1.8 metre wide footway, to connect the development to the existing footway network on the north and south side of Gallamore Lane, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

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 pedestrian refuge island, has been provided in accordance with details that shall first have been submitted to, approved in writing by, and certified complete by the Local Planning Authority.

To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 27

The permitted development shall not be commenced until a Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development.

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 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 2 litres 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.*

No dwelling 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.

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.

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. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 07

The highway improvement works referred to in the above conditions are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections 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.

Note to Officer

Please secure a S106 sum of:

- £5000 for the processing of the alteration to the traffic regulation order and relocation of the existing speed limit terminal signs.*
- £5000 for the future monitoring of the required Travel Plan.*

The applicant is required to consult with Lincolnshire County Council Transportation with regards the provision of the bus stops on Gallamore Lane.

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 20 March 2024

From: [Sarah Turner \(LFR\)](#)
To: [HighwaysSUDsSupport](#)
Subject: RE: OBSERVATIONS ON CONSULTATION REQUEST 147738
Date: 08 February 2024 16:38:06

Please find observations in regard to planning consultation 147738

PL2

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2000 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.

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 2000 part B5.

PL3 Commercial

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.

Kind regards

Sarah Turner (preferred pronoun she/her)

Technical Fire Protection Manager

Lincolnshire Fire and Rescue

Lincolnshire County Council

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