

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

District: North Kesteven District Council

Application number: 23/0569/FUL

Application Type: Full-Major

Proposal: Erection of 4no light industrial units with associated access road and parking

Location: Plot 17B Pride Parkway, Sleaford

Response Date: 15 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.

Application number: 23/0569/FUL
Application Type: Full-Major
Location: Plot 17B Pride Parkway, Sleaford

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 for the erection of 4no light industrial units with associated access road and parking. After consultation the number of units has been reduced to 3 units to be able to provide more parking.

This site already has planning permission for the construction of an office/warehouse development comprising two office buildings, storage building, external storage areas and associated parking, access roads, ancillary structures and landscaping. Drainage was conditioned under 22/0137/FUL - Lincolnshire County Council would not allow a private connection into the surface water system. An alternative solution was to be found within the site and Suds to be incorporated into the design. SuDS was justified that it was unsuitable for this site. The CCTV Survey of the existing highway system to include details on pipe sizes and falls, location, and the condition of the outfall is still required before the condition can be discharged. Application was withdrawn.

Existing Conditions

The site is accessed from Pride Parkway Industrial/Business Park which is an adopted highway with good connections. A footway/cycleway leads to the site.

Highway safety

There are no recorded Personal Injury accident within the vicinity of the site.

Highway capacity

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.

Site Layout

The site is private, there is sufficient parking for the proposal and adequate space for HGV's to turn. A internal pedestrian footpath has been included in the design to provide a safe passage for pedestrians from the public highway to the buildings.

Flood Risk and Drainage

The site is not at risk from Surface water flooding. The proposal is for a large soakaway.

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 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 XXX 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/ 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.

HP00 - Prior to first occupation on site details of secure cycle storage shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.

Reason: To encourage sustainable modes of transport for the users of the site.

Lincolnshire Fire and Rescue comments

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.

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>.

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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: 15 March 2024

Chief Fire Officer: Mark Baxter

My Ref: 112272/GF
Your Ref: 23/0569/FUL

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

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

FAO The Case Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

19 June 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - ERECTION OF 4NO LIGHT INDUSTRIAL UNITS
WITH ASSOCIATED ACCESS ROAD AND PARKING: PLOT 17B PRIDE
PARKWAY, SLEAFORD**

I refer to the planning application reference 23/0569/FUL. The Fire Authority object to the application on the grounds of inadequate water supply for firefighting purposes

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.

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

Yours faithfully

Lincolnshire Fire and Rescue
Fire Safety Inspector
Telephone: 01754 898980
Email: fire.safety@lincolnshire.gov.uk

Cc. Water Officer LFR



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