

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

District: South Holland District Council

Application number: H16-0506-24

Application Type: Major-Outline with all matters reserved

Proposal: Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (All matters reserved for future approval)

Location: Castle Sports Complex, Pinchbeck Road, Spalding, Lincolnshire, PE11 2AJ

Response Date: 3 July 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.

- **Planning Conditions** as detailed below.

Introduction/Site Location

Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (All matters reserved for future approval). The apartments are designed to enhance independent living for a variety of age groups and abilities within the community.

Existing Conditions

The site is accessed from Pinchbeck Road and pedestrians can also connect via the Castle Sports Complex. The existing swimming pool is currently on this site and will be demolished once the proposed adjacent facilities are operational which will release this site for the Extra Care Housing.

Highway safety

The access is established from Pinchbeck Road and there is to be no through route for vehicles through the Castle Sports Complex/Albion Street. Pinchbeck Road is a two-way single carriageway road that routes along the site to Pinchbeck and the northern Spalding area to the north, and to the town centre where it meets Westlode Street and New Road via a signalised junction to the south. Pinchbeck Road is subject to a 30mph speed limit and

includes a shared footway/cycleway on the eastern side and a footway on the western side. Pinchbeck Road also has a signalised junction/pedestrian crossing with King's Road providing a link to Spalding Train Station and Bus Station. With regards to Recorded personal injury accident data there are no major issues here.

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 application is Outline with all matters reserved.

Flood Risk and Drainage

Surface water flooding ranges from low to high and is consistent with low lying areas within the car park and around the existing swimming pool building. Levels will be raised to grade external levels away from the building thresholds ensuring exceedance routes channel surface water away from the buildings.

Infiltration is not feasible due to high ground water levels; the proposed strategy is to convey surface water to the local drainage board water course to the north of the site. Welland & Deepings Internal Drainage Board have confirmed suitability of this connection and the discharge rate. Due to the levels on site a Surface Water Pump is required to convey flows to the watercourse. This will also act as flow control. Surface water from roofs and paths will drain to a series of Rain Gardens and swales before discharging to the Pond. The car parking area will drain through permeable paving into the sub-base storage. The outfalls from the permeable paving and pond will enter a pump chamber where they will be pumped at the greenfield run off rate to discharge into the watercourse north of the site. Additional attenuation will be provided as below ground geo-cellular tanks. The proposal is acceptable in principle.

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 1.4 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.

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>

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The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

O/L Informative

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.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 3 July 2024