

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

District: South Holland District Council

Application number: H03-0598-24

Application Type: Reserved Matters

Proposal: Erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond - Outline approval H03-0161-17

Location: Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding, PE11 3HA

Response Date: 24 October 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:

Acceptable subject to the following conditions

Introduction/Site Location

The proposal is for the Erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond - Outline approval H03-0161-17. The site is located on Littleworth Drove (A1175) northeast of existing residential development. The is an allocated site that is located on the Southwest bound side of the carriageway and is served by an existing footway network both sides of the A1175. There is existing residential development currently under construction on the Northeast Bound side of the carriageway. The access to the site is in accordance with Manual for Streets and will be safe and suitable for all in accordance with the National Planning Policy Framework. There are no Public Rights of Way affected by the proposal.

Existing Conditions

The site is approximately 4.33 hectares, it is a farmyard, and it currently houses large agricultural stores and ancillary buildings, concrete hardstanding and agricultural land. The site benefits from an existing outline planning permission. The existing access to the site will have to be formally stopped up and a condition will be attached to any planning permission. An existing streetlight will have to be relocated as it sits within the new access location and this is detailed on the approved plans. The existing speed limit on Littleworth Drove is 40mph but a speed reduction scheme to 30mph is being processed. The public highway is in a good condition and there are no reported surface water flooding issues in the vicinity of the site. A flood risk assessment was submitted at outline stage. The site is considered to be at very low risk of surface water flooding.

Highway safety

Visibility has been demonstrated in accordance with Manual for Streets. There is one recorded personal injury accident that occurred further south from the site back in 2022. Littleworth Drove does not have a highway safety issue.

Highway capacity

This is a reserved matters application the capacity was assessed along with the Transport Assessment at outline stage.

Travel Plan

A Travel Plan was submitted at outline stage in 2017 – an updated travel Plan should be submitted and will be conditioned. A Section 106 Agreement will be required for £5000, to co-ordinate and complete the monitoring process for the lifetime of the Travel Plan.

Site Layout

The entrance road will consist of a beautifully tree lined street along the left-hand side with the new Village Hall on the right creating an Avenue type feel. The Village Hall is landscaped with low level planting and trees. Tree planting has been emphasised throughout the development and the Local Planning Authority should include a condition to ensure that the correct species are planted at the correct locations. Continuous links are provided throughout the site to provide connectivity. Bin collection points have been included where there are private drives. The shared spaces will promote a sense of place and amenity. Linear parking is broken up with low level planting. Secure cycle storage will be provided for every dwelling that does not have a garage. The attenuation pond is in the public open space at the most southern part of the development again this is tree lined promoting sustainability. There are some tandem parking spaces, but this has been reduced to the original design. The Village Hall shows 34 parking spaces and 8 cycle spaces which has been suitably justified. Tactile crossing points are detailed where pedestrians are expected to cross.

Flood Risk and Drainage

The majority of the site is in Flood Zone 2 with an area towards the southeastern boundary being in Flood Zone 3. The Flood Risk Assessment was submitted and assessed at outline stage and detailed mitigation of lifting floor levels 300mm above existing ground level. The site is predominantly level and is bound by a group of existing dwelling to the northwest and beyond the western boundary. The Southwestern boundary is open to the agricultural fields beyond. The northeastern boundary comprises of an open boundary defined by an open ditch. A drainage condition was applied at outline whilst a drainage drawing has been submitted this does not contain sufficient information therefore the outline condition will remain active. Detail shows that surface water will be discharged to the existing Welland and Deeping IDB watercourse on the southern boundary at a restricted rate of 7.0l/s controlled by a Vortex Control Chambre. Attenuation will be provided in the form of oversized pipes in the adoptable highway and a detention basin to accommodate the 1 in 100yr storm event with +40% for climate change. There will be further geocellular crates in the private parking areas. Filter drains will be provided to collect highway water which will be connected to the adoptable sewers (Section 104).

Off-Site Improvements

Two number tactile crossing points are required along Littleworth Drove. The development will increase pedestrian footfall to and from the development site – installing the tactile crossing points at Herdsman Close and Woodbank junctions with the A1175 will improve pedestrian safety along the desire lines to the development and into the Village.

Planning Conditions:

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

Highway Condition 12

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

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

Highway Condition 29

The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Highway Condition

Development shall not be commenced until an updated 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 in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order that the Local Planning Authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of two tactile crossing points at Herdsman Close and Woodbank) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to 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>

Highway Informative 07

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

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Note to Planner

We wish to request that the applicant enters into a S106 Agreement to secure the funding of £5,000 for Lincolnshire County Council to coordinate and complete the monitoring process for the lifetime of the Travel Plan.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 29 October 2024



Lincolnshire
FIRE & RESCUE

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Our Ref: PE11 3HA/LC
Your Ref: H03-0598-24 & H03-0161-17

Planning Authority
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

For the attention of Maxine Simmons

Sent by email to: planningadvice@sholland.gov.uk

13 August 2024

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: Erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond - Outline approval H03-0161-17.

LOCATION: Home Farm Littleworth Drove Deeping St Nicholas Spalding PE11 3HA.

I refer to the outline planning application references H03-0598-24 & H03-0161-17. 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 recommends that fire hydrants be installed within this development at the developer's expense. However, it is not possible, at this time, to determine the number of**

fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

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

Yours faithfully,

Lee Coles

Fire Safety Inspector

Community Fire Protection - CFP

Lincolnshire Fire and Rescue

Email: Fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

CC: LFRWaterManagement@lincolnshire.gov.uk

HighwaysSUDsSupport@lincolnshire.gov.uk