

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

District: North Kesteven District Council

Application number: 23/1462/OUT

Application Type: outline major planning

Proposal: Erection of up to 17 no. dwellings and formulation of new vehicular access from Fen Lane (outline with access to be considered)

Location: Land North of Fen Lane, Dunston, Lincolnshire

Response Date: 13 September 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:

Approved with conditions

Introduction/Site Location

The proposal is to erection of up to 17 no. dwellings and formulation of new vehicular access from Fen Lane (outline with access to be considered) on Land North of Fen Lane Dunston Lincolnshire. The site location is in the central Lincolnshire local plan for housing development.

State what the proposal is for.

The Proposed is for 17 no. dwellings in total, comprising 3 no. affordable dwellings and 14 no. open market dwellings.

Existing Conditions

Site is currently greenfield with existing public rights of way present.

Highway safety

It is considered by the Highway Authority that the proposed development does not pose a risk to highway safety, subject to the outlined highway mitigation requirements.

Highway capacity

The proposed developments trip generation is considered is acceptable. Access to the site will be via the new junction to the development on to Fen Lane, Dunston.

Site Layout

Site layout is not for consideration due to it being a reserved matter, however, the Highway Authority would make the following comments on the indicative layout submitted:

- Avoid 90 degrees angles in the carriageway alinement, this would be better as a curved radii to aid sweepers.
- Avoid long straight sections that allow vehicles to pick up excessive speed.
- The Highway Authority would also encourage tree lined streets as part of the overall development layout.

- Footways are generally expected to be 2m in width, we do however encourage alternative designs that move away from the standard footway/carriageway shown here, such as shared surfaces and open space arrangements.

Flood Risk and Drainage

The site is located to the east of Chapel Lane and the levels fall towards north from Fen Lane. A riparian dyke forms the boundary to the north boundary which connects into a well-maintained dyke and watercourse.

The ground investigation has shown that infiltration drainage is not possible due to low permeability, high groundwater levels and, when considering porous paving, low CBRs at formation.

There has been flooding incident on Fen Lane which is subject to a section 19 which Anglian Water are looking into.

Primary treatment of parking area runoff will be achieved by under-drained permeable surfacing. The access road will be impermeable and will outfall to an under-drained swale which will provide primary treatment. Surplus flows will be directed on site to a attenuation pond.

The attenuation pond, swale and permeable pavement will require maintenance, together with the flow control device.

A suitable in principle drainage strategy has been submitted and will be subject to detailed design at reserved matters stage. A suitable condition is as outline below and will be required.

All culverted sections and associated structures of the existing outfalls from the site will require surveying and any remedial works carried out. Outfalls proposed for the surface water management of the developed site must be upgraded where necessary.

Off-Site Improvements

- Tactiles crossing points at the junctions in the locality of the development, see below condition.
- Improvements and metalling of the existing PROW's that run through the site, including a diversion under the T&CPA, see below condition and notes.
- 65k S106 contribution to provide a frontage footway in the locality of the development.

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 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>.**

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of providing a footway between the site and the existing provision on Fen Lane and providing tactile crossing point at the junction locations and improvements and metalling of the existing PROW's that run through the site, including a diversion under the T&CPA, see below condition and notes., 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.

Highway Condition 26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in

accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

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 greenfield rates;
- 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 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 05

All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to <https://www.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 (where required) 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

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: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 13 September 2024



Lincolnshire
FIRE & RESCUE

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www.lincolnshire.gov.uk/lfr

My Ref: JF
Your Ref: 23/1462/OUT

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

For the attention of Nicola Mablethorpe

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

11 January 2024

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: ERECTION OF UP TO 17 NO. DWELLINGS AND FORMULATION OF NEW VEHICULAR ACCESS FROM FEN LANE (OUTLINE WITH ACCESS TO BE CONSIDERED)

LOCATION: LAND NORTH OF FEN LANE, DUNSTON, LINCOLNSHIRE

I refer to the outline planning application reference 23/1462/OUT. 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

Joshua Frost
Fire Safety Supervisor
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868

CC: LFR Water Officer