

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

District: East Lindsey District Council

Application number: N/003/00925/24

Application Type: Full

Proposal: Outline erection of 12no. dwellings and demolition of existing rear extensions and outbuildings (with scale and means of access to be considered).

Location: Half Moon Hotel, 25-28 West Street, Alford, LN13 9DG

Response Date: 16 August 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 for refusal:

An objection has been raised by the Highways and Lead Local Flood Authority but if the Local Planning Authority are still minded to recommend approval, LCC would be grateful for notification via DevelopmentManagement@lincolnshire.gov.uk as to why material considerations outweigh the Highway and Lead Local Flood Authority objections, and be given an opportunity to make further representations.

Comments:

The Application Site has been the subject of a Pre-Application, under reference 1981/23, for twelve dwellings.

The Pre-Application was found to be acceptable in principle by the LLFHA by reason of the access-only use of Half-Moon Lane, and egress at the existing car park entrance. It was also stated that support for applications for this development would be based on an accompanying application to change the use of the former pub.

This Application offers no provision to address the change of use required as per the Pre-Application LLFHA response. There have also been some material changes to the site layout since the Pre-Application. This now details that Half Moon Lane will be used for access and egress, which due to the narrowness of this lane, plus the parking bays along West Street, would introduce an unacceptable impact to Highway safety when leaving the site this way; with restricted visibility and limited turning space on site.

Therefore, the highway authority's recommendation is that this Application should be refused consent for the following reasons:

- The loss of car parking without a change of use for the pub/restaurant, and without close alternative parking will have an unacceptable impact upon highway safety as drivers attempt to manoeuvre and/or park in the vicinity of the pub.
- The details submitted in support of this Application fail to provide sufficient assurance that safe and suitable egress from the site can be achieved and the proposed development would therefore be expected to have an unacceptable impact upon highway safety.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 16 August 2024



Lincolnshire
FIRE & RESCUE

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Nettleham
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LN2 2LT
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www.lincolnshire.gov.uk/lfr

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

My Ref: 10008518513/GS
Your Ref: N/003/00925/24

For the attention of Lead Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

29 July 2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION**

DEVELOPMENT: OUTLINE ERECTION OF 12NO. DWELLINGS AND DEMOLITION OF EXISTING REAR EXTENSIONS AND OUTBUILDINGS (WITH SCALE AND MEANS OF ACCESS TO BE CONSIDERED).

LOCATION: HALF MOON HOTEL, 25-28 WEST STREET, ALFORD, LN13 9DG

I refer to the outline planning application reference N/003/00925/24. 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 (As Amended), Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, 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 (As Amended), 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 in accordance with the provisions of the Building Regulations 2010 (As Amended), Part B5. 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

Gemma Sargeant

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553868

Email: fire.safety@lincolnshire.gov.uk

CC: LFRWaterManagement@lincolnshire.gov.uk

East Lindsey District Council
 Development Control
 Planning Department

Corporate Property Team
 Lincolnshire County Council
 County Offices
 Newland
 Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/ELDC/N/003/00925/24/2024
 22 July 2024

Dear Sir/Madam

Development – OUTLINE ERECTION OF 12NO. DWELLINGS AND DEMOLITION OF EXISTING REAR EXTENSIONS AND OUTBUILDINGS (WITH SCALE AND MEANS OF ACCESS TO BE CONSIDERED). HALF MOON HOTEL, 25-28 WEST STREET, ALFORD, LN13 9DG

Application Number – N/003/00925/24

Thank you for your notification of 22 July 2024, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2026/2027 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	5	Y	0	£ 0
Secondary	3	N	3	£ 81,754.02
Sixth-form	1	N	1	£ 27,251.34
			Total	£ 109,005.36

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£ 0	
Secondary	£81,754.02	Education provision in Alford Secondary planning area
Sixth-form	£27,251.34	Education provision in Alford Secondary planning area

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests can be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
3 Bedroom	6	0.373	2.238	0.2169	1.3014	0.078	0.468
4+ Bedroom	6	0.492	2.952	0.3903	2.3418	0.144	0.864
Total (rounded down)	12	-	5	-	3	-	1

Capacity is assessed using the County Council's projected capacity levels at 2026/27, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Alford Primary planning area	5	Y	0
Secondary	Alford Secondary planning area	3	N	3
Sixth-form	Alford Secondary planning area	1	N	1

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Secondary extension	3	£26,717	£80,151	2.00	£27,251.34	£81,754.02
Sixth-form extension	1	£26,717	£26,717	2.00	£27,251.34	£27,251.34
Total	-	-	£106,868	-		£109,005.36

* Current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank East Lindsey District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)