

Place Directorate
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To: East Lindsey District Council

Application Ref: N/003/00013/21

Proposal: **Outline erection of up to 21 no. dwellings**

Location: **Land East of Spendluffe Avenue, Alford**

With reference to the above application received 12 January 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

This application is for upto 21 dwellings and is outline with all matters reserved.

With regard to highways the additional impact of traffic from 21 dwellings on the adjoining highway network can be accommodated and with existing footway and public transport provision in the vicinity it is considered that this proposal could provide safe and suitable access for all in accordance with NPPF.

The submitted Drainage Strategy suggests using swales adjacent to the highway and attenuating the surface water in a pond before discharging to the existing watercourse on the south eastern side of the site at greenfield run-off rate. This is acceptable in principle and is conditioned below, the detail of the drainage, pond size and flow routes will be required at reserve matters.

Whilst the submitted layout is only for illustrative purposes only, we have the following comments which should be considered before submission on reserve matters application.

Swales should be provided on all the highways, they should not be behind footways, it is suggested footways are provided on one side of the highway with swales on the other and the surface water from the highway flows on surface to the swales. The attenuation pond will need to be located close to the discharge point to the watercourse and it is recommended that the drainage is kept in publicly accessible areas and does not pass through rear private gardens.

At the highway connection to Spendluffe Avenue continuous footway provision will need to

be provided to the new development, if footway can only be provided on one side of the carriageway, then tactile crossing points will be required in Spendluffe Avenue.

The public footpath at the front of the site will need to be available at all times and this will need to be considered in the Construction Management Plan (conditioned below).

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- maintaining access for the existing public footpath during construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

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, the permitted development during construction and to ensure that suitable traffic routes are agreed.

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 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 run-off rate;
- 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 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.

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.

Case Officer:

Ian Field

for Warren Peppard
Head of Development

Date: 9 March 2021