

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

District: North Kesteven District Council

Application number: 24/0760/FUL

Application Type: Full – Major Planning Application

Proposal: Erection of a 66 bedroom care home (Use Class C2) for the elderly including access, parking and landscaping

Location: Land to the South of Station Road, Lincoln, Waddington

Response Date: 5 December 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 objection subject to:

- **Construction Management Plan**
- **Upgrading of Public Footpath Waddington 2**
- **Upgrading of the Restricted Byway Waddington 2**

Comments:

Introduction

The site is located to the South of Station Road, Northwest of Waddington centre and South of Bracebridge. The development forms part of a wider parcel of land allocated for development.

Highway safety Highway capacity

The site has good footway connections and is has a bus stop in close proximity, however, some of the main sustainable links to the site are via two PROWs, as shown in the Transport Assessment. The surface of which limits their use to some pedestrians and the PROWs can be usability in wet weather, in order to open up the use of these PROW to pedestrians of all abilities, the Highway Authority are requesting upgrades to the PROWs.

The care home will be accessed from the wider development, which in turn, will join Station Road through a new access point delivered by the housing development, the first phase of the housing development will see a drop from 94 to 77 dwellings which allowed the application site to become available, the proposals are not seen to have an unacceptable impact on the public highway safety or severe impacts on the road network.

Site Layout

The parking provided exceeds Lincolnshire County Council's Design approach, however, it falls short of the Central Lincolnshire Local Plan requirement for parking. The applicant has provided justification for the parking that has been provided and the Highway Authority has accepted the level of parking provided.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application proposes to capture surface water through a mix of traditional means and porous construction, where it will be held in cellular storage before being discharged into the into the

wider development's drainage network. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

In order to promote sustainable travel to and from the site for pedestrians of all abilities, the Highway Authority request a scheme of PROW improvements to provide improved sustainable footpath network.

Planning Conditions:

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

Highway Condition 1

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 2

The development hereby permitted shall not be occupied before Public Footpath Waddington 2, has been metalled, provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development for pedestrians of all abilities, without increasing flood risk to adjacent land and property.

Highway Condition 3

The development hereby permitted shall not be occupied before upgrading the surface of Restricted BWAY Waddington 1 to a stoned surface, provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development for pedestrians of all abilities, without increasing flood risk to adjacent land and property.

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 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

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: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 5 December 2024



Lincolnshire
FIRE & RESCUE

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My Ref: LN5 9FZ/ZB
Your Ref: 24/0760/FUL

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

For the attention of Shelly Delderfield

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

23 July 2024

Dear Madam

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

DEVELOPMENT: ERECTION OF A 66 BEDROOM CARE HOME (USE CLASS C2) FOR THE ELDERLY INCLUDING ACCESS, PARKING AND LANDSCAPING

LOCATION: LAND TO THE SOUTH OF STATION ROAD LINCOLN WADDINGTON

I refer to the planning application reference 24/0760/FUL. The Fire Authority object to the application on the grounds of inadequate water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

WATER SUPPLY

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

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

Yours faithfully

Zoe Brown

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553868

Email: fire.safety@lincolnshire.gov.uk

cc: planning@n-kesteven.gov.uk
LFR Water Management