



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

District: West Lindsey District Council

Application number: WL/2024/01006

Application Type: Full Major

Proposal: Planning application for the erection of a residential care home for the elderly (Use Class C2) with associated access, parking, landscaping and ancillary buildings

Location: Land east of Caistor Road, Middle Rasen, Market Rasen

Response Date: 19 March 2025

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 Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The application is for a 66 bedroom residential care facility for older people. The site is located within the new residential development, Chantry Park, on the outskirts of Market Rasen. Chantry Park has outline planning permission for 300 dwellings. The care facility is to be located on a part of the site that previously had permission for 19 dwellings. This application will change the layout of that area to accommodate the care facility. Chantry Park is currently subject to a S38 agreement with a view to the site being adopted by LCC. The changes to the layout proposed by this application will not have an impact on the approved S38 layout for the adopted highway network within the site.

Introduction/Site Location

The site is located on Caistor Road, on the outskirts of Market Rasen. There are other residential estates located in close proximity to the site. The site is located on a 40mph section of the A46, a main trunk road. As part of the previous planning applications for the residential element of the site, a new access was installed from the A46 to serve the site. This was accompanied by a right hand turn lane and a frontage footway with associated crossing points. Extensive improvements were carried out as part of previous planning applications which now provides and suitable access point and sufficient pedestrian facilities in the area to allow for safe pedestrian movements.

Existing Conditions

The care home will be accessed from the adoptable main spine road of Chantry Park. There are good footway provision within the site to allow for pedestrian permeability around the site and beyond.

Highway safety

The new access installed from Caistor Road will serve the care home. The access is fit for purpose to serve this proposal and will not have an unacceptable impact on highway safety in the area. There are tactile crossings at the site entrance alongside two crossing points at the frontage of the site to allow safe pedestrian permeability for visitors to the site.

Highway capacity

The site previously had approval for 19 dwellings, it is not anticipated that a change in use to care home facility would create highway capacity issues in the area. The site is served by the A46 which is a main trunk road in the area and has no known capacity issues in the vicinity of the site.

Travel Plan

A travel plan has been submitted by the applicants and reviewed by LCC. A contribution of £5000 will be required to upkeep the travel plan monitoring which will aid in promoting sustainable travel to the site.

The site is well located to encourage the use of public transport with a bus stop 370m away and there are good pedestrian links in the local area. The site provides secure cycle storage for staff and visitor use.

Site Layout

The site layout provides 34 car parking spaces which is in accordance with the Central Lincs Local Plan. The site is located within the existing network of Chantry Park and will not change to adoptable road layout.

Within the site there is sufficient parking and turning to allow for vehicles to manoeuvre within the site.

Flood Risk and Drainage

The site had a previously approved drainage strategy which the care home will tap into which serves the wider residential site. Water will be directed to a basin to the north of the site via existing surface water connections. The site provides permeable paving in the car park area which will treat and attenuate the water, this will remain private to the development.

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 will connect into the approved wider site drainage system and water will be

directed to a basin to the north of the site which discharges at the same rate as the previously approved scheme . The system has been designed to accommodate a 1 in 100 year event plus climate change. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Planning Conditions:

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

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 the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
- 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 XXX litres per second;
- 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.

S106 Contributions

A contribution of £5000 is requested to enable travel plan monitoring at the site to encourage modal shift and enable sustainable travel options for visitors and staff to the site.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 4 March 2025



Lincolnshire
FIRE & RESCUE

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My Ref: DR
Your Ref: WL/2024/01006

Highways SuDS Support
Lincolnshire County Council
County Offices,
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LN1 1YL

For the attention of Lead Officer
Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk.

6 January 2025

Dear Sir

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

**DEVELOPMENT: PLANNING APPLICATION FOR THE ERECTION OF A RESIDENTIAL CARE HOME FOR THE ELDERLY
(USE CLASS C2) WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND ANCILLARY BUILDINGS
LOCATION: LAND EAST OF CAISTOR ROAD, MIDDLE RASEN, MARKET RASEN**

I refer to the planning application reference WL/2024/01006. The Fire Authority would make no objections to the application provided that the following items were included.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. Particular attention should be given to Table 15.2. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

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.

WATER SUPPLY

If there is no existing hydrant within 100m of the premises entrance, 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

Deborah Robinson

Fire Safety Supervisor

Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868