



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

**District:** East Lindsey District Council

**Application number:** N/110/01126/24

**Application Type:** Full-Major

**Proposal:** Erection of a block of 28no. residential apartments and alterations to existing vehicular access on the site of an existing care home which is to be demolished

**Location:** Mablethorpe Hall Care Home, Alford Road, Mablethorpe, LN12 1PX

**Response Date:** 29 April 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:**

Acceptable subject to the following conditions

### **Introduction/Site Location**

*Erection of a block of 28no. residential apartments and alterations to existing vehicular access on the site of an existing care home which is to be demolished. There is a footway on the other side of Alford Road that leads all the way to Mablethorpe which is in excess of 500m. Visibility has been demonstrated in accordance with Manual for Streets. There are no Public Right of Ways affected by the proposal.*

### **Existing Conditions**

The site has a fall-back use of a Care Home that contained 22 bedrooms. The site has planning history and the last approved scheme was for 30 apartments for over 55's. Beyond the highway verge the bridge is in the same ownership as the access road. The Aldrich family, who have been consulted and are in support of the proposal. The existing road is of sufficient integrity to withhold agricultural vehicles. Alford Road at this location is in a 40mph limit and it is street lit.

### **Highway safety**

There are no recorded Personal Injury accidents in the vicinity of the site.

### **Highway capacity**

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

### **Site Layout**

The access is to be widened to 4.5m for the first 10m and thereafter it will be 3.7m. The parking is acceptable for the size of development. A new footway will be constructed at the access around the bend whereby a tactile crossing will be installed over to the other side of Alford Road. Refuse will be collected by a private company and there is a bin store on site.

### **Flood Risk and Drainage**

The site is at very low risk of surface water flooding. Internal finished floor levels are raised 1m above average ground level. The proposal is to raise the floor level of the building only, all existing ground levels will be unaffected. There will be no change to how surface water runs off the ground.

Surface water run-off will be reduced as a result of the green roof. Any excess water will be discharged to a soakaway or attenuate and discharged to the historic moat at a controlled rate of 1.0l/s/ha. The upgraded access road will have a gentle gradient across the width of the road to direct water towards the eastern side. This water will be collected within a drain under the eastern side of the road and discharged into the town lane drain which runs alongside Alford Road. This has been informally agreed with the IDB on previous applications. Formal consent will be required.

### **Off-Site Improvements**

Footway connection around the access on Alford Road with tactile crossing, two number bus stops on either side of Alford Road to be installed to make it easier for residents of this development to access the bus service. A stage 1 Road Safety Audit has been submitted and changes made to the design in line with the audit. A Stage 2 Road Safety Audit will be required.

### **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 1.0 litres per second per hectare;
- 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.

#### Highway condition

No development shall take place until a Stage 2 Road Safety Audit for the two number bus stops has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the permitted development is accessed safely and that all matters relating to Health & Safety are responded to accordingly.

#### 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 Condition 13

Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number 58424-11 dated 24-07-2024 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre.

#### Highway Condition 21

No part of the development hereby permitted shall be occupied (apart from those works identified on drawing number 58423-09 Rev C dated 09-04-25 or as specified) before the works to improve the public highway (by means of footway construction, tactile crossing point and two number bus stops) 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.

### **Informatives**

#### 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 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](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

#### Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

#### 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>

#### Note to Planner

A Section 106 is required for the funding of bus passes to encourage residents to access the service. The amount required is £20k for the provision of 1x 6 month bus pass per unit to access the service both to Louth and Mablethorpe.

**Officer's Name: Samantha Legg**

**Officer's Title: Principal Development Management Officer**

**Date: 29 April 2025**