

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

**District:** West Lindsey District Council

**Application number:** WL/2024/01040

**Application Type:** Major

**Proposal:** Application for approval of reserved matters to erect 15no. dwellings considering appearance, landscaping, layout and scale - following outline planning permission 144158 granted 22 August 2022

**Location:** Land rear of Ainsworth House, Walesby Road, Market Rasen, LN8 3EY

**Response Date:** 24 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: 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.

### **Comments:**

The site has received outline planning permission under application 144158 which considered access arrangements. This application is for reserved matters including layout.

### **Introduction/Site Location**

The site is located on Walesby Road, where the site access is located. The site is currently vacant and is located behind residential properties. The site has been allocated in the local plan for residential use.

### **Existing Conditions**

The site benefits from a frontage footway which provides sustainable connections to Market Rasen and local facilities. There is an adequate bus service located within walking distance from the site that provides connections to Gainsborough and Lincoln.

The existing access to the site will be upgraded to serve the proposal.

### **Highway safety**

The proposal is for 15 houses which are to be accessed from an exiting access off Walesby Road. The access to the site has been agreed at outline stage and will not have an unacceptable impact on the public highway.

### **Highway capacity**

There are no known capacity issues in the area and an increase of 15 houses will have a negligible impact on the surrounding network.

## **Site Layout**

The site layout provides adequate parking and turning within the site so vehicles can access and egress in a forward gear. The site provides an internal footway to serve the 15 dwellings which runs the length of the site. The layout currently includes roadside bioretention systems, however this may change upon further investigation into the drainage scheme.

## **Flood Risk and Drainage**

The proposed drainage strategy for the site requires further investigation, the applicant should note the following points in order to discharge drainage condition 10 attached to the outline application.

Further investigation will be required to determine the condition of the receiving water body to determine that the outfall point is acceptable.

It should be noted that the water table level has not been demonstrated, this could impact on the design and layout of the site if the bioretention systems aren't feasible due to a high water table.

## **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 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>

## **Highway Informative 05**

All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to <https://www.lincolnshire.gov.uk>

**Officer's Name: Laura Rowett**

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

**Date: 24 April 2025**



**Lincolnshire**  
FIRE & RESCUE

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Deepdale Lane  
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LN2 2LT  
Tel: 01522 555777  
[www.lincolnshire.gov.uk/lfr](http://www.lincolnshire.gov.uk/lfr)

My Ref: **579/WAL/01**  
Your Ref: **WL/2024/01040**

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

**For the attention of George Backovic**

Sent by email to **HighwaysSUDsSupport@lincolnshire.gov.uk**

16/01/25

Dear Sir,

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

**DEVELOPMENT:** Application for approval of reserved matters to erect 15no. dwellings considering appearance, landscaping, layout and scale - following outline planning permission 144158 granted 22 August 2022.

**LOCATION: LAND REAR OF AINSWORTH HOUSE WALESBY ROAD MARKET RASEN LN8 3EY**

I refer to the planning application reference **WL/2024/01040**. The Fire Authority object to the application on the grounds of inadequate access/water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

**ACCESS**

*Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5.*

*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.*

**WATER SUPPLY**

*Lincolnshire Fire and Rescue requires the installation of 2 fire hydrants conforming to BS750-2012 within 90m of all dwelling entrances 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.*

**ENVIRONMENTAL**

*Insert standard paragraph here if needed*

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

Yours faithfully

*Jessica Rousseau*

**Jessica Rousseau**  
**Water Planning Manager**  
**Lincolnshire Fire and Rescue**  
**Email: [lfrwatermanagement@lincolnshire.gov.uk](mailto:lfrwatermanagement@lincolnshire.gov.uk)**  
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