



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

District: North Kesteven District Council

Application number: 25/0212/FUL

Application Type: full planning application

Proposal: Erection of 4no. light industrial units.

Location: Land Off Paving Way, North Hykeham, Lincoln Lincolnshire, LN6 3QW

Response Date: 23 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:

Recommendation for refusal/No objection subject to:

Recommendation:

Recommendation for No objection subject to:

Comments:

Introduction/Site Location

The proposal is to build 4no. industrial units. The site is located within an industrial area of Lincoln. The Whisby Road Industrial Estate which includes Teal Park, Discovery Trade Park and Whisby Way Industrial Estate.

The site is located approximately 3.3 miles south-west of the centre of Lincoln, on the outskirts of the city. The application site is located off Whisby Road.

Existing Conditions

The site is a stoned and concrete area currently used for storage of vehicles and HGV's.

Highway safety/Highway capacity

The vehicular access is served via a new access to the south on to Paving Way. The road and access are private. Turning and parking is provided for all units so vans and motor vehicles will therefore be able to enter and leave the site in a forward gear. There is sufficient space for more than two parking spaces per unit with access parking bays also being provided.

Site Layout

The site is bound by Whisby Road along the northern boundary. A dyke runs along the eastern boundary connecting with a watercourse on the north running parallel with the highway.

Flood Risk and Drainage

Surface water drainage design has been provided, it details an attenuation system under part of the car parking and grasses areas with a reduced discharge into the adjacent dyke.

Planning Conditions:

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.

Informatives

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: Kelly Austwick

Officer's Title: Senior Development Management Officer

Date: 23 April 2025