

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

District: East Lindsey District Council

Application number: N/003/01546/24

Application Type: Reserved matters

Proposal: Reserved matters application relating to the erection of 21 no. dwellings and associated garages and infrastructure (outline planning permission ref. no. N/003/00013/21 for the erection of up to 21 no. dwellings)

Location: Land east of Spendluffe Avenue, Alford

Response Date: 2 May 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 objection subject to below planning conditions as detailed below

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, subject to planning conditions, and therefore does not wish to object to this planning application.

Comments:

Introduction/Site Location

The proposal is for the erection of 21 no. dwellings and associated garages and infrastructure at a site is located east of Spendluffe Avenue in Alford.

Existing Conditions

The site is currently accessed off an existing adopted road, which has narrow access. Improvements to the Public Right of Way (PROW) are necessary, including the installation of a tactile crossing along the PROW desire line.

Highway safety

Highway safety considerations include the need for a Construction Management Plan (CMP) to show routes into the site. The narrow access from the existing road requires careful planning to ensure safety during construction and operation. The dimensions of the proposed access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

Highway capacity

The proposal will generate approximately 12 trips at peak morning time. In highways terms, this volume of traffic can be accommodated at the junctions within capacity and will not result in an unacceptable impact on highways safety. There could be impacts on resident's amenity, noise, air pollution. These environmental impacts are for the Local Planning Authority to consider and not within the remit of the Highways and Lead Local Flood Authority.

In view of this, and as the site has outline approval, 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 layout includes turning heads for larger vehicles to egress the site in forward gear. Lincolnshire County Council does not have adopted parking standards and considers each application on its own merits. Whilst it is possible that the development may result in more parking demand than the allocated parking spaces, there is unallocated parking available on the carriageway while still allowing a vehicle to pass, and it is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

This proposal affects Public Footpath 285. The route of the path south westwards will become more trafficked should planning permission be granted. As a result, this path should be improved by the developer through the provision of a surfaced path constructed to current adoptable standards, linking to the existing footway network at Mill Close. Any work on the Public Footpath, including the installation of the new roadway into the site, shall require a Public Footpath closure; <https://www.lincolnshire.gov.uk/directory/33/temporary-closures-of-rights-of-way>

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 site is located in Flood Zone 1. The drainage strategy includes the use of SuDS such as swales, filter strips, and an attenuation basin to manage surface water. The strategy ensures that runoff rates do not exceed greenfield rates and that all surface water is managed on-site. A full phase 2 ground investigation, including groundwater monitoring, is required. Therefore, subject to further ground investigation, 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

A tactile crossing will be required along the route of the PROW where the proposed access interjects, as well as the above mentioned surface improvements to the southern section of public footpath.

Planning Conditions:

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

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 21

No part of the development hereby permitted shall be occupied before the works to improve the public footpath (by means of widening to 2m, constructing to adoptable standards, and providing a tactile crossing where the POW interacts with the new access) 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.

Highway Condition 26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

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 4.4 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.

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 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>

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: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 2 May 2025



Lincolnshire
FIRE & RESCUE

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Our Ref: LC
Your Ref: N/003/01546/24

Planning Authority
East Lindsey District Council
Tedder Hall
Manby Park
Louth
LN11 8UP

For the attention of Jane Baker

Sent by email to: development.control@e-lindsey.gov.uk

20 November 2024

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: RESERVED MATTERS APPLICATION RELATING TO THE ERECTION OF 21 NO. DWELLINGS AND ASSOCIATED GARAGES AND INFRASTRUCTURE (OUTLINE PLANNING PERMISSION REF. NO. N/003/00013/21 FOR THE ERECTION OF UP TO 21 NO. DWELLINGS)

LOCATION: LAND EAST OF SPENDLUFFE AVENUE, ALFORD

I refer to the outline planning application reference N/003/01546/24. The Fire Authority would make no objection to the application provided that the following items were included within the development:

- I. **Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence.**
- II. **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. This weight limit would also apply to any private/shared access roads in order to achieve the above item.**
- III. **Lincolnshire Fire and Rescue recommends that fire hydrants be installed within this development at the developer's expense. However, it is not possible, at this time, to determine the number of**

fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

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

Yours faithfully,

Lee Coles

Fire Safety Inspector

Community Fire Protection - CFP

Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

CC: HighwaysSUDsSupport@lincolnshire.gov.uk

LFRWaterManagement@lincolnshire.gov.uk