

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

**District:** West Lindsey District Council

**Application number:** WL/2025/00163

**Application Type:** Major

**Proposal:** Planning application for demolition of existing vacant building and erection of 16no. dwellings for over 55's and associated works

**Location:** Linelands, All Saint Lane, Nettleham, Lincoln, LN2 2NT

**Response Date:** 12 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**

#### **Outline applications and contributions**

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.

**Application number: WL/2025/00163**

**Application Type: Major**

**Location: Linelands, All Saint Lane, Nettleham, Lincoln, LN2 2NT**

## **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.

### **Recommendation for refusal/No objection subject to:**

- **Planning Conditions** as detailed below.

### **Comments:**

The application is for the demolition of the existing care home located on the site and to be replaced with 16 dwellings for over 55s. The site has an existing use associated with the care home and has an existing vehicle access onto All Saints Lane which will be upgraded to serve the new proposals.

### **Introduction/Site Location**

The site is located on All Saints Lane, Nettleham which is a central village location. The site is next to the local primary school to the west and a care home to the other boundary. The site is located within the school safety zone and can get very busy at school drop off and pick up times.

The site is in close proximity to local facilities which are within walking distance and Nettleham also benefits from a regular bus service to the surrounding areas.

The site has a previous use as a care home which would have generated associated movements, the site seeks to replace the care home with 16 dwellings and the provision of 24 parking spaces to serve the development.

### **Existing Conditions**

The site is currently vacant but had previously operated as a care home and as such generated vehicle movements associated with the site.

The site is well served by footways which connect it to the rest of the village, some improvements could be made to pedestrian safety in the village with the addition of tactile crossing points at some of the junctions on All Saints Lane which are lacking.

### **Highway safety**

The site is located next to the school and the street can become busy with cars and pedestrians at school drop off and pick up times, the proposal should provide adequate parking and a sufficient access point as to not exacerbate these issues.

All Saints Lane is narrow with low vehicle speeds due to parked cars and the busy nature of the area.

Cars are able to access and egress the site in a forward gear with good visibility therefore it will not have an unacceptable impact on the public highway.

### **Highway capacity**

Although All Saints Lane can become busy at certain points during the day, there are no known highway capacity issues in the area and the proposal will generate a minimal traffic increase in the area.

### **Site Layout**

The site layout provides 24 parking spaces which will be sufficient for the proposal, the spaces are all located within the site boundary and should not contribute to on street parking in the area.

The site provides adequate turning so that cars can access and egress the site in a forward gear.

The access will allow for two vehicles to pass and is suitable to serve the proposal.

### **Flood Risk and Drainage**

The site proposes permeable paving and infiltration as the drainage strategy for the site. Following on site testing, the site has been shown to benefit from good infiltration rates therefore infiltration is the proposed discharge option for the site.

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 proposes infiltration via permeable paving. Therefore 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**

In order to improve pedestrian safety in the area, tactile crossing points are requested to be installed at the following locations;

Junctions off All Saints Lane and Deepdale Lane, The Chestnuts, The Rowans, Chapel Street and the access to the school.

## **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 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 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.

### **Highway Condition 21**

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of tactile crossing points at All Saints Lane/Deepdale Lane, All Saints Lane/The Chestnuts, All Saints Lane/The Rowans, All Saints Lane/Chapel Street) 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 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 04**

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

**Officer's Name: Laura Rowett**

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

**Date: 12 May 2025**



**Lincolnshire**  
FIRE & RESCUE

Fire and Police Headquarters  
Deepdale Lane  
Nettleham  
Lincoln  
LN2 2LT  
Tel: 01522 555777  
[www.lincolnshire.gov.uk/lfr](http://www.lincolnshire.gov.uk/lfr)

My Ref: **WL202500163/JR**

Your Ref: **WL/2025/00163**

**West Lindsey District Council**

Guildhall  
Marshall's Yard  
Gainsborough  
Lincolnshire  
DN21 2NA

**For the attention of Danielle Peck**

Sent by email [toHighwaysSUDsSupport@lincolnshire.gov.uk](mailto:toHighwaysSUDsSupport@lincolnshire.gov.uk) and [planning.customer.care@west-lindsey.gov.uk](mailto:planning.customer.care@west-lindsey.gov.uk)

11/03/25

Dear Madam,

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

**DEVELOPMENT: Planning application for demolition of existing vacant building and erection of 16no. dwellings and all associated works.**

**LOCATION: LINELANDS, ALL SAINTS LANE, NETTLEHAM, LINCOLN, LN2 2NT**

I refer to the planning application reference **WL/2025/00163**. The Fire Authority object to the application on the grounds of inadequate access and 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 one fire hydrant 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**

*No comment*

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)

Telephone: 01522 555777