
From: dev_planningsupport@eplanning.lincolnshire.gov.uk
Sent: 30 November 2023 12:43
To: _planningadvice
Cc: HighwaysSUDsSupport
Subject: Response To Application Number H16-0767-23 at Former Bull and Monkie, Church Gate, Spalding, PE11 2RA
Attachments: Response_H16-0767-23.pdf

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Dear Sir/Madam

Please find attached my response in relation to the above.

Regards

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070

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

District: South Holland District Council

Application number: H16-0767-23

Application Type:

Proposal: Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works.

Location: Former Bull and Monkie, Church Gate, Spalding, PE11 2RA

Response Date: 30 November 2023

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.

Application number: H16-0767-23

Application Type: Full Major

Location: Former Bull and Monkie, Church Gate, Spalding, PE11 2RA

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 the Conditions below:

The principle of a change of use of this former Public House site to a residential care home has been established by the grant of Consent under reference H16-0268-09. The highway authority raised no objection to that previous Application and there has been no material change in circumstances to justify the Authority reaching a different conclusion on the acceptability, in principle, of this current Application.

The form of the facility being proposed in this Application differs, in highway/access terms, from that of the previously Consented development, in that the principal vehicle access is to be directly from the Churchgate frontage, rather than from the rear, off the private car parking area at the end of The Vista. The proposed vehicle access is at the northern end of the site's Churchgate frontage. The access point has the required visibility for drivers' safe egress from the site into the public highway. The proposed development includes a turning area within the site, so that cars can leave and enter the highway in a forward gear.

The proposed development includes thirteen car parking spaces. Lincolnshire County Council, the highway authority, does not currently prescribe minimum car parking standards, but instead, considers each new development proposal in the context of the prevailing circumstances of the development and its anticipated interaction with its immediate environs. This Application is supported by a Transport Statement (TA) that has been prepared by an professional and competent Transportation Consultant. The TA is a forensic examination of the transportation characteristics of the proposed development set against how the highway network in the vicinity of the site currently functions, and identifies where there may be any safety or operational capacity impacts. This TA also includes an assessment of the public car parks within convenient walking distance of the Application Site and the capacity of those car parks to provide spaces for staff of and visitors to the proposed development. The assessment presents proof that the public car parks have more than adequate capacity to provide spaces for staff of and visitors to the proposed development. Therefore, whilst the thirteen car parking spaces that are to be provided within the proposed development is below the number required by strict application of the standards set-out for care home developments within the South-East Lincolnshire Local Plan, this arithmetical shortfall would not, in the opinion of the highway authority, be sufficient cause to withhold the grant of Consent for the proposed development by reason of the development being expected to have an unacceptable impact upon highway safety - because those staff and visitors who have chosen to travel to the facility by car would be able to park their vehicle within convenient walking distance of the facility, rather than having to park on the street in a place or in a manner that would endanger or impede the passage of other road users.

The proposed development also includes secure, sheltered cycle parking within the site, together with scope for increasing the number of spaces, should the operation of the care

home require. The highway authority agrees with the suggestion by PEDALS that there should be facility provided for recharging electric bicycles.

The Application Site is within the established town centre and is within convenient walking distance of existing bus stops as well as the bus station and the railway station. There is therefore means to travel to and from the proposed development by sustainable modes of transport.

Provision has been made within the site for under cover storage of waste close to the site's vehicle access on Churchgate. It would be acceptable here for the waste collection vehicle - be that the local authority vehicle or a private waste collection company's vehicle - to momentarily wait on Churchgate whilst waste is being loaded, rather than having to wait within the site.

The former use of the Application Site as a Public House created the need for two vehicle access crossings into the car park. These vehicle access crossings are not required for the proposed development and it is therefore requested that, as a Condition of any Consent that may be granted for this Application, they be reinstated as conventional footway with full up-stand kerbs replacing the existing dropped kerbs.

The proposed surface water drainage strategy for the development is to discharge surface water run-off into an existing surface water sewer. Whilst this option is lower down the sustainable drainage hierarchy than is ideal, the ground conditions in this area are not conducive to infiltration and there is no existing, adjoining watercourse into which surface water could be discharged. The drainage strategy does however include permeable paving where it is possible to do so and the rate of discharge is to be restricted by means of a hydro-brake or similar device with attenuated storm water being stored on the site in underground tanks. This arrangement therefore represents betterment over the historic drainage system of the Public House and makes a positive reduction in surface water flood risk to the development and to neighbouring property.

It is also requested that, as a Condition of any Consent that may be granted for this Application, tactile pedestrian crossings are provided on either side of the junction of The Vista with Churchgate so that there is safe and suitable pedestrian access to the development for all users.

In consideration of the above and 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, subject to compliance with the Conditions below, 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.

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.

Prior to the commencement of use of the development hereby permitted, the existing vehicle access crossings at the Churchgate frontage of the site shall be reinstated as footways, with full-upstand kerbs replacing the existing dropped kerbs, and tactile paved pedestrian crossing points shall be provided at junction of The Vista with Churchgate, all in accordance with details that shall first be approved in writing by the Local Planning Authority.

Reason:

In the interests of ensuring the provision of safe and suitable pedestrian access to the permitted development for all users.

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 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>

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 30 November 2023