

# Re: PA/2018/1571 Planning Application at Ross Farm, Belton Road, Sandtoft, DN8 5SX

Billy Green on behalf of LLFAdrainageteam

Wed 19/09/2018 16:49

To: Planning <Planning@northlincs.gov.uk>; Mark Niland <Mark.Niland@northlincs.gov.uk>;

Hi Mark

The LLFA Drainage Team has no objection to the proposed development subject to the imposition of the following planning conditions and informative comments:

1) No development shall take place until a detailed Flood Risk Statement and drainage strategy is submitted to and approved in writing by the Local Planning Authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this and include preliminary drainage layout plans and ground investigation details to support the feasibility of infiltration for the site. Infiltration tests should comprise full scale tests to demonstrate long term effectiveness and suitability SuDS should be considered. Reference should be made to North Lincolnshire Councils SuDS and Flood Risk Guidance Document. **Environment Agency flood mapping indicates a pond located within the site boundary. This requires full investigation.**

2) The Drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (reference approved condition number above) and shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To prevent the increased risk of flooding to themselves and others, in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy.

### Informative Comments

1) Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (Surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

Please refer to the Environment Agencies 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

2) Our records indicate that the proposed development site is bounded by an ordinary/riparian watercourse along the southern boundary. The proposals show a new connection into the watercourse. This must be consented by North Lincolnshire Councils LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent. Please contact the LLFA Drainage team on 01724 297522 or via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Kind Regards,

**North Lincolnshire Council Flood Risk Team  
Lead Local Flood Authority**

Community Services  
Places Directorate  
8-9 Billet Lane  
Scunthorpe  
DN15 9YH  
Tel: 01724 297522

Note: For all future correspondence via email, please reply to [LLFAdrainageteam@northlincs.gov.uk](mailto:LLFAdrainageteam@northlincs.gov.uk)

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**From:** Niamh McIntyre <planningapplications@northlincs.gov.uk>  
**Sent:** 22 August 2018 16:53  
**To:** LLFAdrainageteam  
**Subject:** PA/2018/1571 Planning Application at Ross Farm, Belton Road, Sandtoft, DN8 5SX

Dear Sir/Madam,

**Application No:** PA/2018/1571  
**Proposal:** Planning permission to erect workshop and extend yard  
**Site Location:** Ross Farm, Belton Road, Sandtoft, DN8 5SX  
**Applicant:** Mr M Wilson, A.E. Wilson Commercials Ltd  
**Case Officer:** Mark Niland

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2018/1571>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk). **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above. If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

**Development Management**

North Lincolnshire Council  
Civic Centre  
Ashby Road  
Scunthorpe  
North Lincolnshire  
DN16 1AB  
Tel: 01724 297000  
Web: [www.northlincs.gov.uk](http://www.northlincs.gov.uk)  
Ref:a191p00000LriFK



North Lincolnshire is a great place to live and work; if you want to foster, adopt or become a social worker we would love to hear from you.  
Contact - [fostering@northlincs.gov.uk](mailto:fostering@northlincs.gov.uk) | 01724 297024