

## Planning Application PA/2023/1034 consultation

Abi Gilbert

Tue 24/10/2023 10:57

To: Planning <Planning@northlincs.gov.uk>

**Application No:** PA/2023/1034

**Proposal:** Outline planning application, with all matters reserved, for a change of use of existing vacant brownfield commercial land to residential housing land and erect 38 dwellings and associated roads, driveways, gardens, landscaping and boundary treatments

**Site Location:** Osgerby Haulage Repair Garage, Waterside Road, Barton Upon Humber, DN18 5BH

Dear Sir/ Madam,

The site is within the North East Lindsey Drainage Board area.

The site is in Zone 2/3 on the Environment Agency Flood Maps and potentially at flood risk. It is noted a Flood Risk Assessment is included in the Application however, does not include appropriate mitigation. No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- As this is a brownfield site, any discharge from the site must be at 70% of the current actual discharge rate.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

A permanent undeveloped strip of sufficient width should be made available adjacent to the top of the bank of all watercourses on Site to allow future maintenance works to be undertaken. Suitable access arrangements to this strip should also be agreed. Access should be agreed with the Local Planning Authority and the third party that will be responsible for the maintenance. It is noted that there is a maintenance strip left in the initial documentation.

Many thanks,

**Abi Gilbert** BEng (Hons)  
Graduate Engineer



Witham First District Internal Drainage Board  
Witham Third District Internal Drainage Board  
Upper Witham Internal Drainage Board  
North East Lindsey Drainage Board

Witham House,

Meadow Lane,  
North Hykeham,  
LN6 9QU

**Subject:** FW: Planning Application PA/2023/1034 consultation

One to add to the spread sheet.

Guy

**From:** LLFAdrainageteam

**Sent:** Wednesday, October 11, 2023 12:59 PM

**To:** Guy Hird

**Subject:** RE: Planning Application PA/2023/1034 consultation

Good afternoon Guy,

Copy of LLFA response sent today..

The LLFA Drainage Team **OBJECT** to the proposed development.

The outline planning application does not provide a principle drainage strategy. This should include preliminary drainage layout plans, topographical survey and outline hydraulic calculations for a 1 in 100-year storm event plus CC based on SuDS principles, including adoption / maintenance proposals. Although this application is Outline, the indicative layout does not appear to make space for SuDS on the development.

*Consequently, the proposal fails to comply with* Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

Reference should be made to **North Lincolnshire Councils SuDS and Flood Risk Guidance Document**. The document is available to view on the website [here](#) and [here](#). Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above ground solutions.

The application makes reference to the existing riparian watercourse on the western boundary. However it fails to provide details of **WHO** will maintain this feature on completion of the development.

We await the above details before commenting further

Kind Regards

Billy Green on behalf of the LLFA Drainage Team  
Flood Risk Team  
Asset & Infrastructure Services  
North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

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**From:** Planning Applications <[planningapplications@northlincs.gov.uk](mailto:planningapplications@northlincs.gov.uk)>

**Sent:** Tuesday, October 10, 2023 9:04 AM

**Subject:** Planning Application PA/2023/1034 consultation

Dear Sir/Madam

**Application No:** PA/2023/1034

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**Applicant:** Mr & Mrs J Chapman

**Case Officer:** Tanya Coggon

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

[Open planning website](#)

Please send your comments 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).

**Whilst we will endeavour 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 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 website.

**Development Management**

North Lincolnshire Council

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ref: a0j8d000004qeHPAAAY

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