

RE: Planning Application PA/2023/1034 consultation Outline planning permission: All matters reserved at 51-55 Waterside Road (Former Osgerby Haulage and Warehousing) Waterside Road, Barton Upon Humber, DN18 5BH

Guy Hird <guy.hird@witham3idb.gov.uk>

Wed 07/02/2024 10:39

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

ND-6607-2022-PLN

Dear Sir/Madam

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 23/01/2024 Flood Risk Assessment 22/01/2024 Phase 1 Environmental Assessment Noise Impact Assessment 18.12.2023 AMENDED PLAN - 202308 Rev C - Indicative Site, Block, Landscape, Drainage & Levels Plan. Amended description:: Reduction of 2 dwellings (overall scheme 36 dwellings) with new play area. Reduction in road widths to 5.5m

Site Location: 51-55 Waterside Road (Former Osgerby Haulage and Warehousing) Waterside Road, Barton Upon Humber, DN18 5BH

Thank you for the opportunity to comment on the above application. The site is within the North East Lindsey Drainage Board area.

The Board has no further comments on the amendments, the original comments below remain valid.

The site is in Zone 2/3 on the Environment Agency Flood Maps and 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.

Regards

Guy Hird

Planning and Consents Officer

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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,
LINCOLN,
LN6 9QU (for sat nav use LN6 9TP)
Tel: 01522 697123

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

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From: Planning Applications <planningapplications@northlincs.gov.uk>
Sent: Tuesday, January 23, 2024 3:18 PM
To: Planning and Consents <planning@witham3idb.gov.uk>
Subject: Planning Application PA/2023/1034 consultation Outline planning permission: All matters reserved at 51-55 Waterside Road (Former Osgerby Haulage and Warehousing) Waterside Road, Barton Upon Humber, DN18 5BH

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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

Business Development

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30-40 High Street

Scunthorpe

DN15 6NL

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