

Planning Application at 51-55 Waterside Road (Former Osgerby Haulage and Warehousing) Waterside Road, Barton upon Humber, DN18 5BH

Thu 23/05/2024 09:12

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

ND-6607-2022-PLN

Dear Sir/Madam

Application No: PA/2023/1034

Outline planning permission for a change of use of existing vacant brownfield commercial land to residential housing land and erect up to 34 dwellings and associated roads, driveways, gardens, landscaping and boundary treatments with all matters reserved for subsequent consideration - AMENDED Submission of a Noise Assessment, Updated Viability Assessment, new indicative layout, indicative floor plans, indicative elevations, indicative street scenes and amended description of the development.

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

The **OBJECTS** to the proposed application.

Reason;- The amended lay out drawing, *Proposed Indicative Site Block Landscape Drainage & Levels Plan 202308-03 Rev J*, does not provide adequate access for maintenance of the watercourse on the western side of the site. It is essential that this watercourse is maintained to an appropriate standard in order to reduce flood risk to the proposed and surrounding properties. As previously commented.

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, LLFA and the third party that will be responsible for the maintenance.

A new pumping station and extensive planting is now shown adjacent to the watercourse which will prevent access.

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 which includes house construction with living accommodation on the 1st floor and above with flood resistant construction to the ground floor.

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.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.
- Any discharge (or other works) into a watercourse will require a consent from the Board under the Land Drainage Act.

Regards

Guy Hird
Planning and Consents Officer
Normal working days are Tuesday, Wednesday and alternate Thursdays.

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