



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

District: Lincoln City Council

Application number: 2023/0788/HOU

Application Type: Householder

Proposal: Erection of single storey side and rear extension

Location: 28 Derwent Street, Lincoln, Lincolnshire, LN1 1SL

Response Date: 9 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.

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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 Objections

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 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.

Comments:

The proposal is for a single storey side and rear extension and it does not have an impact on the Public Highway or Surface Water Flood Risk.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

IDB Comments:

The board objects in principle to any development in within Flood Zone 2 on the Environment Agency Maps.

From: Abi Gilbert <abi.gilbert@witham3ldb.gov.uk>
Sent: 14 November 2023 13:39
To: HighwaysSUDsSupport <HighwaysSUDsSupport@lincolnshire.gov.uk>; Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>
Cc: Planning and Consents <planning@witham3ldb.gov.uk>
Subject: RE: IDB - OBSERVATIONS ON CONSULTATION REQUEST

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UD-6627-2023-PLN

REFERENCE: 2023/0788/HOU
DEVELOPMENT: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
LOCATION: 28 DERWENT STREET, LINCOLN, LINCOLNSHIRE, LN1 1SL

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

The Board would like to make the applicant aware that the development is within Flood Zone 2 on the Environment Agency's Flood Maps.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However, it is up to City of Lincoln Council as the planning Authority granting planning permission. It is noted that a Flood Risk Form has been included within the application.

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.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- 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 into a water course will require a consent from the Board under the Land Drainage Act.

Many thanks,

Abi Gilbert BEng (Hons)
Graduate Engineer