

<b>Application Number:</b>	2023/0887/FUL
<b>Site Address:</b>	Western Growth Corridor, Skellingthorpe Road, Lincoln - Substation
<b>Target Date:</b>	6th February 2024
<b>Agent Name:</b>	Lindum Group
<b>Applicant Name:</b>	Ms Maria Clayton
<b>Proposal:</b>	Erection of 1no. substation within Phase 1A and 1no. substation on land to the north east of Phase 1A, adjacent to spine road.

### **Background - Site Location and Description**

A hybrid planning application (2019/0294/RG3) granted full planning permission and outline consent in January 2022 for the development of the Western Growth Corridor (WGC) Sustainable Urban Extension. The full element granted permission for the means of access to the development from Skellingthorpe Road and Tritton Road. Works to construct the Skellingthorpe Road access and the first section of the spine road are currently underway. The outline element granted consent for the development of up to 3,200 dwellings, a local centre, primary school, commercial uses, leisure uses, highways infrastructure and open space.

A reserved matters application for 52 homes within Phase 1A is being presented to Members for consideration tonight. Phase 1A is located to the north east of Skellingthorpe Road, opposite the junction with Birchwood Avenue.

This application is for full planning permission for the erection of two substations, which are required to facilitate the delivery of the housing proposed within Phase 1A. One of the substations is located within Phase 1A, at the north corner of the development site, adjacent to the Grosvenor Avenue turning head. The other is located to the north east of the development boundary and the Catchwater Drain, to the south east of the spine road.

### **Site History**

Reference	Description	Status	Decision Date:
2019/0294/RG3	Hybrid planning application for the sustainable urban extension of Lincoln on the site of the Western Growth Corridor to comprise:- In Outline - Housing development of up to 3,200 dwellings; local centre comprising community, retail (E, F.2 and Pub or drinking extensive areas of openspace, leisure village establishment/Takeaway as Sui Generis uses), employment (E) uses and parking; a primary school; up to 8HA of land (including key infrastructure) for up to 40,000sq.m of E and B2 development; up to 12ha of land (including key infrastructure) for sport, recreation and leisure (E and F.1 and	Granted Conditionally	20th January 2022

	F.2), a hotel (C1) food and drink outlets (E and Sui Generis) and a new community stadium for Lincoln City Football Club; Areas of formal and informal public open space; a network of public footpaths and cycleways associated engineering works to inform development platform and drainage system; new transport bridge link over to Beavor Street, and a new public footpath bridge over to Tritton Road. In Full - Details for means of access into the site from Skellingthorpe Road and Tritton Road (revised description).		
2023/0736/RM	Submission of reserved matters including layout, scale, appearance, access and landscaping for the erection of 52no. dwellings as required by hybrid (outline) planning permission 2019/0294/RG3. (Revised Plans).	Pending	

### **Case Officer Site Visit**

Undertaken on 22<sup>nd</sup> November 2023

### **Policies Referred to**

- Policy S53 Design and Amenity

### **Issues**

- Visual amenity
- Highways and drainage

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

### **Statutory Consultation Responses**

Consultee	Comment
Environment Agency	Comments Received
Highways & Planning	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received

## **Public Consultation Responses**

No responses received.

## **Consideration**

### **Visual Amenity**

No formal consultation response has been received from National Grid, although the applicant has advised that the proposed substations have been designed to meet National Grid specifications. The substations are identical and will be constructed with Ibstock Leicester Red bricks and a dark grey glass reinforced plastic (GRP) roof, with a black louvred door, vent and rainwater goods.

Officers have no objection to the position of the substations or to their simple, functional design. They would not be inappropriate additions when viewed in the context of the wider residential development and would not cause harm to the surroundings, in accordance with the requirements of Central Lincolnshire Local Plan (CLLP) Policy S53.

### **Highways and Drainage**

The Upper Witham Internal Drainage Board has advised that no development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a surface water drainage scheme.

The Lincolnshire County Council (LCC) as Highway and Lead Local Flood Authority note that the proposal is for the erection of one substation within Phase 1A, as identified on the S38 plans, and the other is outside of the S38 boundary, adjacent to the spine road. The LCC has confirmed that the proposals will not have an unacceptable impact on the Public Highway or Surface Water Flood Risk.

Informatives suggested by the Board and the LCC will be applied to any grant of consent for the information of the applicant.

## **Application Negotiated either at Pre-Application or During Process of Application**

No.

## **Financial Implications**

None.

## **Legal Implications**

None.

## **Equality Implications**

None.

## **Conclusion**

There is no objection to the position of the substations or to their simple, functional design. They would not cause harm to the wider context. Matters relating to highways and drainage have been appropriately considered by the relevant statutory consultees. The proposals would therefore be in accordance with the requirements of CLLP Policy S53.

## **Application Determined within Target Date**

Yes.

## **Recommendation**

That the application is Granted Conditionally subject to the following conditions:

- Time limit of the permission
- Development in accordance with approved plans