

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**15 JANUARY 2019**

### **Additional Information Report**

PWM1 – S17/1900

**Proposal:** Residential development of up to 35 dwellings, associated estate roads, open space and Sustainable Drainage System (outline)

**Site Address:** Old Langtoft Gravel Pit, Land to The South Of Stowe Road, Langtoft

#### **Summary of information received:**

##### Lincolnshire Fire and Rescue

Comments have now been received from Lincolnshire Fire and Rescue who advise that 1 x suitably located fire hydrant will be necessary to serve this development and reduce the risk of fire.

##### Section 106 Obligations

It has been noted that in the original Committee report, the NHS contribution was not included in the "Section 106 Heads of Terms" section.

##### Adoption of Roads

The applicant has confirmed that it is the intention that the estate roads will be adopted by Lincolnshire County Council.

#### **Officer comments:**

Fire Hydrant - An additional condition has been attached requiring submission and approval of details of location of the fire hydrant. The condition is as follows:

Prior to completion of any of the buildings hereby approved, details of a fire hydrant to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant shall have been installed in accordance with the approved details, before any part of the development hereby permitted is occupied.

Reason: To ensure adequate water capacity for fire fighting on the site

Adopted Roads – Given that the intention is to offer the roads for adoption, there will be no requirement for condition 16 which has been omitted.

Additional Information Report (Version 1)

Issue date – 11 January 2019

Section 106 Obligations - For the avoidance of doubt, the updated section 106 requirements at paragraph 8.1 of the report should include the NHS and fire hydrant contributions as follows:

- Education - £120,375 towards re-provision of sports facilities at The Deepings School
- NHS – £15,540 towards upgrading the facilities at The Deepings Practice
- Fire Hydrant - £800 towards a single fire hydrant
- Open Space/Ecology - 1680m<sup>2</sup> of informal/natural green space to be provided on site together with arrangements for future maintenance
- Childrens' Play equipment - 252m<sup>2</sup> to be provided on site or £23,436 towards off site provision elsewhere in Langtoft
- Affordable Housing - 35% to be provided on site

**Changes to recommendation:**

Other than the omission of condition 16 and addition of new condition relating to a fire hydrant mentioned above, no changes to recommendation