

Warren Peppard
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To: Boston Borough Council

Application Ref: B/21/0419

Proposal: **Outline Application with all Matters (Access, Appearance, Landscaping, Layout and Scale) reserved for later approval for a proposed residential development of 9no. self-build/ custom-build homes and 2no. Almshouses (Resubmission of B/20/0295)**

Location: **Land at Puttock Gate, Fosdyke**

With reference to the above application received 20 September 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

I understand that this is an outline planning application with all matters (access, appearance, landscaping, layout and scale) reserved for later approval for a proposed residential development of 9no. self-build/custom-build homes and 2no. almshouses which is a resubmission of application B/20/0295, as shown on drawing number: 489.ISL.01 dated July 2020, albeit indicative only.

In principle the proposal would seem acceptable and in order to support any further application there will be a requirement to widen the existing carriageway of Puttock Gate along the sites frontage to 5.0 metres and make provision of a 2.0 metre wide frontage footway with suitable pedestrian crossing point to make connection with the existing footway, for the safe provision of pedestrians and vehicles.

We would ask the applicant to make consideration of two parking spaces for dwellings with 3 bedrooms or less and three parking spaces for a dwelling with 4 or bedrooms are proposed and sufficient turning facility within each plot to allow vehicles to enter and leave in a forward gear.

We would also ask the applicant to make consideration of pairing the accesses for plots 1&2 and 3&4 to reduce to the minimum, the number of access points onto Puttock Gate.

As the proposed number of dwellings (11), that the applicant has indicated reaches the qualifying criteria for 'Major Developments' (10 or more), there would be a requirement to utilise sustainable drainage principles (SuDS) to manage the surface water run-off from the development. Although the applicant has provided a substantial amount of information, In order to fully assess and consider the potential cumulative impact of this development and surrounding properties and land, we would ask for the provision of a drainage strategy with layout plans, full structural, hydraulic and ground calculations and a ground investigation report (infiltration) detailed development layout, landscaping details, discharge agreement and a development management and construction plan.

Case Officer:

Date: 12th October 2021

Dean Whitehead

**for Warren Peppard
Head of Development Management**