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To: East Lindsey District Council

Application Ref: S/141/01907/22

Proposal: **Outline erection of 10no. dwellings (with means of access to be considered),  
existing buildings on site to be demolished**

Location: **116C Horncastle Road, Roughton Moor, Woodhall Spa, LN10 6UX**

With reference to the above application received 12 October 2022

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

**Requests that any permission given by the Local Planning Authority shall  
include the conditions below.**

**CONDITIONS (INCLUDING REASONS)**

The principle of developing the Application Site for residential use is acceptable in highway terms. The Horncastle Road junction has suitable visibility for safe egress however, the existing access road serving the maggot farm, the existing properties and the Anglian Water pumping station does not appear to be wide enough to be able to accommodate a road and footway that would be adoptable by the highway authority and the access road would therefore need to remain as a private road. This would not be unacceptable to the highway authority but some detailed consideration will need to be given to exactly how refuse would be collected from the proposed dwellings if the local authority refuse collection vehicles are not permitted to use private drives. The only requirement the highway authority would have is that the private drive, in the immediate vicinity of the Horncastle Road junction, should have suitable radii and be wide enough for two-way vehicle movements so that a vehicle entering the site would not have to wait in the highway, or have to reverse out into the highway, in the event that there should be another vehicle in the process of leaving the site.

The following Condition is therefore requested;

When application is made for Reserved Matters approval, the submission shall include details for the provision of six metre junction radii and a carriageway width of no less than five metres for a distance of no less than ten metres from the carriageway edge of Horncastle Road. The works, as

approved, shall be completed prior to the occupation of any new dwelling on the Application Site.  
Reason;  
So that simultaneous vehicular access and egress can be achieved in the interests of highway safety.

#### Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)

#### Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

#### Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>  
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

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.

#### 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 subject to compliance with the Condition and advice above, 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 and therefore does not wish to object to this planning application.

Case Officer:

*Jon Sharpe*

**for Warren Peppard**

**Head of Development Management**

Date: 21 October 2022