

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

District: East Lindsey District Council

Application number: S/169/01669/22

Application Type: Outline all matters reserved

Proposal: Outline erection of a residential development

Location: Lynwood, Main Road, Stickney, Boston, PE22 8AG

Response Date: 27 January 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

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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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: Accept in principle

I understand that this is an Outline Planning application for permission of 24 number dwellings to land off Main Road, Stickney with all matters reserved, as shown on drawing number: DC/377c/03C dated January 2017, albeit indicative only.

In principle, the proposal would seem acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout; as detailed within the Lincolnshire County Council Design Approach and Development Road Specification. [Link to documents](#)

<https://www.lincolnshire.gov.uk/highways-planning/adoption-new-roads>

In addition to the above, and in order to support any further application, there will be a requirement to provide a frontage footway around the radii of the proposed access on to Main Road with a suitable pedestrian crossing points with tactile paving for safe passage of pedestrian movements and connectivity on the opposite side of Main Road.

As the proposed number of dwellings (24), 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. 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.

Additionally, it should be mentioned at this early stage that a S106 contribution will be required to reduce the existing 40mph speed limit down to 30mph on the A16.

Please note the Countryside response with regard to a Public Footpath from the development site to path 341.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 27 January 2023

From: Jonathan Stockdale
Sent: 07 December 2022 14:10
To: HighwaysSUDsSupport
Subject: RE: EAST LINDSEY DC AREA - OBSERVATIONS ON CONSULTATION REQUEST

Follow Up Flag: Follow up
Flag Status: Completed

Categories:

REFERENCE: S/169/01669/22

DEVELOPMENT: OUTLINE ERECTION OF A RESIDENTIAL DEVELOPMENT

LOCATION: LYNWOOD, MAIN ROAD, STICKNEY, BOSTON, PE22 8AG

GRID REF: 534386 355983

While no Public Footpaths are directly affected by this development, there shall be clear desire from the residents of the proposed development to reach Public Footpath 341 for its connectivity and recreational opportunities. A really useful addition would be the dedication of a link Public Footpath from the proposed Housing estate to Public Footpath 341. I would suggest that a 2 metre wide path sown with a low maintenance grass mix would be suitable. I do not have a preference as to whether the route is direct or follows the field edge. That would be the landowner's decision.

I have shown in red the directions I am thinking about on the plan snip below:



Happy to input further as required.