

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

District: North Kesteven District Council

Application number: 22/1405/OUT

Application Type: OUTLINE-MAJOR

Proposal: Outline planning application (with all matters reserved except means of access) for the erection of a 25 no. dwelling Entry Level Exception Site affordable housing scheme with associated access, drainage and associated infrastructure

Location: Land to the East of Lincoln Road, Bassingham, Lincoln, LN5 9JX

Response Date: 10 February 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.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has

received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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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: Approve with conditions

- **Planning Conditions** as detailed below.

Comments:

Refer to Framework for Major application reports.

Introduction/Site Location

Land to the east of Lincoln Road, Bassingham - Outline with all matters reserved apart from Access.

Existing Conditions

Highway safety

The site will be access from a new access furthest north of the site. Visibility can be achieved in accordance with Manual for Streets. A frontage footway exists but it is below national standards so this will be widened to 1.5m which is a wide as is able to due to the existence of the boundary hedgerow. The 30mph speed limit will be extended and a Traffic Regulation Order will be required - this will be funded via a Section 106 agreement.

Highway capacity

The previous submission for this site was for 40 dwellings and it was determined that the vehicle movements associated with this development was acceptable therefore the reduction in dwellings with this application will also be acceptable.

Travel Plan

25 dwellings does not fall within the threshold for a Travel Plan.

Site Layout

Is indicative at this stage and will be dealt with at reserved matters.

Flood Risk and Drainage

There are no watercourses within or directly adjacent to the site. The River Witham is 550m to the west and the nearest watercourse is 25m to the east of the site. It is a level site with elevations ranging from 13.7m AOD in the north and 14.m AOD in the south. There are sand and gravel deposits and borehole logs encountered ground water from a depth of 1.39m to 1.58m. There are no public sewers serving the site in any capacity and the nearest is on Thurlby Road. They are proposing infiltration & a storage basin- designed to be a dry basin and planted with a seed mix meadow to provide additional treatment. The basin will be 1.5m deep, utilising 1.2m for water storage. Infiltration tests have good results and the indicative plan also shows a conveyance swale leading to the basin. The principle of the proposed drainage is acceptable.

Off-Site Improvements

Widen frontage footway to 1.5m and extend the 30mph speed limit.

Planning Conditions

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 13

Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on drawing number

104942-PEF-ZZ-XX-Y-00003-PO2 dated 12/01/2023 and thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: So that drivers intending entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre.

Highway Condition 21

No part of the development hereby permitted shall be occupied (apart from those works identified on drawing number 104942-PEF-ZZ-XX-Y-00003-PO2) before the works to improve the public highway (by means of widening the footway to 1.5m) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 29

The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to Greenfield run off rate;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

We wish to request that the applicant enters into a S106 Agreement to secure the funding of £2,800 for a Traffic Regulation Order to extend the 30mph speed limit.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 05

All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to <https://www.lincolnshire.gov.uk>

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Sam Wood

Officer's Title: Senior Development Management Officer

Date: 10 February 2023

From: Property Strategy
Sent: 26 October 2022 09:57
To: HighwaysSUDsSupport
Subject: RE: OBSERVATIONS ON CONSULTATION REQUEST

Many thanks for the below consultation. The County Council has no comments on this consultation in relation to education as there is sufficient capacity in the locality for the children generated by this scheme

Sam Barlow
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