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To: South Kesteven District Council

Application Ref: S22/1116

Proposal: **Application for approval of reserved matters relating to appearance, landscaping, layout and scale for 17 (no) dwellings for over 55s pursuant to outline planning permission S18/1408**

Location: **Spittlegate Farm, Gorse Lane, Grantham, Lincolnshire, NG31 7UF**

With reference to the above application received 8 June 2022

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

This reserve matters is for landscaping, layout and scale. A drainage disposal plan has also been provided to indicate the proposed method of disposal of surface water, this is in the form of attenuation in crates and then infiltration to the limestone. This is acceptable in principle, although when application is made to discharge condition 5 of S18/1408, on situ testing will be necessary to show infiltration rates on site and calculations to support the size of the attenuation tanks.

The layout is suitable in providing sufficient parking areas and turning for the dwellings.

#### 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 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 or increase surface water flood risk and therefore does not wish to object to this planning application.

Case Officer:

*Ian Field*

**for Warren Peppard**

**Head of Development Management**

Date: 7 November 2022