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To: East Lindsey District Council

Application Ref: N/084/01712/22

Proposal: **Detailed Particulars relating to the erection of 89no. dwellings, erection of a pumping station, construction of a vehicular access and construction of internal roads (outline planning permission ref no. N/084/0809/19, granted 13th September 2019)**

Location: **West End, Hogsthorpe, Skegness, PE24 5PA**

With reference to the above application received 9 September 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 this land being developed for residential use was established by the grant of Outline Consent under reference N/084/0809/19.

Also, all the necessary highway Conditions were included on the Decision Notice for that Application so there should be no cause to repeat those Conditions for any Consent that might be granted for this Reserved Matters Application.

However, some highway details shown on the layout submitted in support of this Application differ from those shown on the layout of the Outline submission. Those details are not necessarily unacceptable to the highway authority but might bear some further consideration;

The main spine road has quite a long straight section. It is appreciated that this may be a function of the shape of the site but could this be altered to both provide some interest and to maintain lower vehicle speeds on the development?

The middle road of the three side roads is not essential. Could the plots served from this road be

accessed more cost-effectively by the use of two separate private roads?

It is presumed that the roadways serving plots 1 to 5 and plots 85 to 89 are to be private drives. There are no footways shown on these roads. If they are to be put forward for adoption as public highway, as Shared-surface roads, then the carriageway width needs to be increased to 5.5 metres.

The spur of road serving plot 70 is not necessary. The road here could be simple bend with access to plot 70 taken off that bend. This could provide more garden area for the adjacent plots as well as reducing costs and impervious area.

It was noted during my site inspection that there is a watercourse running along the West End frontage of the site. The developers will need to establish if this is part of a wider drainage system for the village. If it is, then a culvert of a suitable size and to an appropriate constructional standard will need to be provided where it will be crossed by the new access road. If this watercourse is not now part of an active drainage system, then it might be possible for it to be abandoned. If it is to be abandoned however any existing highway drainage along West End would need to be connected to a suitable outfall.

There is an existing Public Right of Way that crosses the site - between plots 57 and 58. This PROW will need to be constructed to the highway authority's current footway specification so that it can be used by residents of the estate to access other parts of the village on foot and so that the route does not become a muddy path across the Public Open Space area.

This should be achieved either by amending the layout drawing or by the imposition of a suitably worded Condition.

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 consideration and/or compliance with the above, the proposed development would not be expected to have an unacceptable impact upon highway safety and therefore does not wish to object to this planning application.

Case Officer:

Date: 5 October 2022

Jon Sharpe

**for Warren Peppard
Head of Development Management**