

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

District: North Kesteven District Council

Application number: 22/1369/RESM

Application Type: Reserved Matters

Proposal: Reserved matters application for the erection of 26 dwellings with details of appearance and landscaping to be considered pursuant to application 20/1403/OUT - Erection of up to 26 no. dwellings, associated highways and external/landscaping works (outline with details of access, layout and scale)

Location: Land off Park Lane, Billingham, Lincoln, LN4 4EE

Response Date: 4 April 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:

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.

Comments:

The principle of development has already been established through the Outline Planning Application, where access and layout have already been considered. This application seeks to consider the appearance and landscaping, which are acceptable in terms of the highway assessment.

The remaining matters to be considered are the Construction Management Plan and the Surface Water Drainage Strategy, which will form part of further applications.

Introduction/Site Location

For the erection of 26 dwellings following the approved outline application at Land off Park Lane, Billingham.

Flood Risk and Drainage

The proposed drainage strategy will be determined through a separate application referenced 22/1631/DISCON.

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 4 April 2023

From: Property Strategy
Sent: 24 October 2022 12:22
To: HighwaysSUDsSupport
Subject: RE: OBSERVATIONS ON CONSULTATION REQUEST

Follow Up Flag: Follow up
Flag Status: Completed

Many thanks for the below consultation. As a reserved matters application, all education mitigation should have been resolved at the outline stage; consequently, LCC has no comments in relation to education.

Please note that we have this application as having 29 dwellings and our responses previously have been based on that dwelling number.

Many Thanks

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

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[Chat with me on Teams!](#)

Website: www.lincolnshire.gov.uk



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From: HighwaysSUDsSupport <HighwaysSUDsSupport@lincolnshire.gov.uk>
Sent: 20 October 2022 16:28
To: PHLocalityteam <PHLocalityteam@lincolnshire.gov.uk>; planningliaison@anglianwater.co.uk; Property Strategy

<Property_Strategy@lincolnshire.gov.uk>

Subject: OBSERVATIONS ON CONSULTATION REQUEST

Dear Sir/Madam

REFERENCE: 22/1369/RESM

DEVELOPMENT: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 26 DWELLINGS WITH DETAILS OF APPEARANCE AND LANDSCAPING TO BE CONSIDERED PURSUANT TO APPLICATION 20/1403/OUT - ERECTION OF UP TO 26 NO. DWELLINGS, ASSOCIATED HIGHWAYS AND EXTERNAL/LANDSCAPING WORKS (OUTLINE WITH DETAILS OF ACCESS, LAYOUT AND SCALE)

LOCATION: LAND OFF PARK LANE, BILLINGHAY, LINCOLN, LN4 4EE

GRID REF: 515075 354825

The County Council has received the above application for consultation.

The application can be viewed using the following link <https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIVFWDLL05Q00> and your comments are requested to be returned to HighwaysSUDsSupport@lincolnshire.gov.uk

It would be appreciated if your observations are returned within 14 days of the date of this email. If your observations are not received within the specified time then it will be assumed that you have no comments to make on this application.

Should you require an extension to the period of consultation for any reason, or wish to discuss any matter direct with the lead officer, please email HighwaysSUDsSupport@lincolnshire.gov.uk.

Yours faithfully

Highways SuDS Support

Lincolnshire County Council

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