

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

District: North Kesteven District Council

Application number: 23/1223/RESM

Application Type: Reserved Matters

Proposal: Reserved Matters application for the erection of 160 no. affordable dwellings and associated infrastructure on Parcels 6 and 8 (details of appearance, landscaping, layout and scale) pursuant to outline consent 13/0498/OUT as amended by 17/1355/VARCON - erection of 1,450 dwellings, primary school, care home, Local Centre, Public Open Space and associated infrastructure

Location: Land at Handley Chase, Sleaford, Lincolnshire

Response Date: 8 February 2024

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

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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Application Type: Reserved Matter

Location: Land at Handley Chase, Sleaford, Lincolnshire

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 objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The Handley Chase SUE, identified as NK/SLEA/014 within Policy S71 of the Central Lincolnshire Local Plan (April 2023), is situated along the southern edge of Sleaford covering an area of nearly 61 hectares and will deliver up to 1450 homes.

The application site parcels comprise a total of 5.55 hectares (Parcel 8 = 2.47ha and Parcel 6 = 3.08ha). Surrounding parcels and infrastructure including Parcels 1, 2, 3, 4a/b and 7 are substantially constructed or under construction.

The main vehicular access to the SUE is via the Primary Street which connects to London Road at two points. This provides access to all other street types within the development. Parcel 6 will have access from this Primary Street along its western boundary. Parcel 8 will be accessed from a Secondary Street along its eastern boundary

This application is for a total of 160 new dwellings, all of which are proposed as affordable housing.

Travel Plan

A Travel Plan is to be submitted, as per the condition below, which will consider the long term management strategy for the development, to minimise car trips through a series of measures. The development is providing secure cycle storage throughout the development for individual properties.

Site Layout

The proposals provide excellent connections for pedestrians, cyclists and vehicles. The western parcel utilises two primary vehicular access points, to both the south and east of the site, they both feed into a network which is a part of the wider Urban Extension, eventually connecting to London Road/Stump Cross Hill which provides access into the centre of Sleaford and to the wider local area. The eastern parcel is similarly connected into the wider development, however it is accessed by connections to the west and south of the site.

The principle of the layout was to ensure that active frontages overlook streets and open

spaces throughout the development. The opportunity to overlook the numerous areas of open space will create places that are closely connected to the local natural environment in which it is located. This approach has called for appropriate design responses at junctions. Dual aspect, corner turning homes have been proposed and enhanced through different elevation styles to add additional interest to both the streetscape and immediate landscape settings.

The openness of the designed layout, will aid and encourage movement through the site. The movement of people through the site is to be delivered to ensure that direct and sustainable travel can be achieved. Routes for pedestrians and cyclists will be attractive and direct to allow people to reach their destination quickly if desired.

The southern green corridor which forms part of the wider site layout provides a pedestrian and cycle connection running east to west through the development, this is easily accessible from the parcels to which this application pertains. The southern green corridor is intended to encourage people to move within this green infrastructure corridor, in order to experience the open landscape and benefit in terms of health and well-being.

We would like to note concerns with the layout of the on-plot car parking arrangements, namely the tandem spaces. In accordance with LCC guidance on car parking, we only consider tandem car parking spaces to count as one car parking space. We advise that on-plot car parking spaces be delivered side-by-side rather than in tandem.

Flood Risk and Drainage

From the original masterplan, the management of surface water includes balancing ponds and detention basins. There are no features within parcels 6 and 8, however, it is designed to accommodate attenuation within the site. This will reduce flood risk by providing an area for storing runoff and rainwater in the events of heavy rainfall.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

All appropriate mitigation was determined through the outline planning consent. Therefore, the principle of development is established.

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 26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Highway Condition 27

The permitted development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the 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.

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 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 the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 8 February 2024