

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

District: West Lindsey District Council

Application number: 147126

Application Type: Reserved Matters

Proposal: Application for approval of reserved matters for 80no. dwellings, considering appearance, landscaping, layout and scale following outline planning permission 140099 granted 11 August 2020

Location: Land off Stallingborough Road, Keelby

Response Date: 28 November 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

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.

Introduction/Site Location

The site is located at Stallingborough Road, Keelby which has good pedestrian access to the village via an existing frontage footway and a new link footway to connect the site to the local shop.

Highway safety

It isn't considered that the development would create any highway safety issues, the access has adequate visibility and is located within a 30mph speed limit.

Highway capacity

It's not expected that the proposal will have an unacceptable impact on traffic and junction capacity in the area.

Site Layout

The site layout provides sufficient parking on driveways and there is turning within the site to allow large vehicles to access and egress the site in a forward gear. Bin storage has been provided.

There are adequate pedestrian links within the site for pedestrians to access local facilities and the site provides green open space for residential amenity.

The applicant should give consideration to permeability within the site and consider linking private drives to provide edge lanes and provide footway links to Stallingborough Road from the west of the site.

A vehicular link should be considered from the extension to Eastfield Road with the rest of the site.

Some driveways on the site are under 5m and consideration should be given to vehicles that may overhang the footway and highway

The layout of the site may change if the current layout cannot accommodate the drainage proposals as detailed below.

Flood Risk and Drainage

The site proposes the use of swales however this may not be a viable option due to the high water table. Once the drainage strategy has been agreed at a later stage and if the current layout is not feasible, consideration should be given to providing a tree lined verge on the main spine road.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 28 November 2023