

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

District: West Lindsey District Council

Application number: 147769

Application Type: Major

Proposal: Outline planning application for the erection of up to 31no. dwellings - access to be considered and not reserved for subsequent applications.

Location: Land north of High Street, Corringham, Gainsborough, DN21 5QP

Response Date: 5 March 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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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.

- **Planning Conditions** as detailed below.

Comments:

The application is for the erection of up to 31 dwellings on land off High Street, Corringham. Access has been considered for this application. Layout has not been considered but the applicant should be made aware of parking and turning requirements in line with current LCC guidance.

Introduction/Site Location

The site is located off High Street, Corringham and is located within walking distance to local facilities such as the school and local amenities. There is a bus stop within walking distance of the site. There is an existing frontage footway which connects to the existing footway provision in the village.

Highway safety

The site is located within the 30mph zone and the proposed access provides sufficient visibility so cars can enter and egress the site safely. When a reserved matters application is submitted, consideration should be given to turning within the site so that vehicles can access and egress the site in a forward gear.

Highway capacity

The application is for up to 31 dwellings which will not cause any highway capacity issues in the area or at local junctions which are all able to accommodate the increase.

Site Layout

The site layout is not for consideration at this stage, however as already noted above, turning within the site should be provided at reserved matters stage.

Further comments regarding layout for consideration at a later stage:

Without intrusive ground investigation information, the proposed layout which currently incorporates swales, may be subject to change if these cannot be accommodated within the site.

The location of the pond could be reconsidered so that it's not located to the rear of properties and could be incorporated into a focal point of the site to encourage local amenity.

Flood Risk and Drainage

The proposed drainage strategy for the site is acceptable providing the discharge rate into Corringham Beck is agreed with the relevant authority.

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. This application proposes the use of swales to convey water to a pond which will discharge into Corringham Beck at a restricted rate which will provide a betterment of the current situation which allows water to discharge at an unrestricted rate. Therefore 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

To encourage sustainable transport options and to provide a betterment to pedestrian safety, a scheme to improve the junction at High Street and Middle Street will be required to reduce the radius of the junction and provide a pedestrian crossing point. This will incorporate the provision of formal bus stop outside The Beckett Arms.

A series of tactile crossings should be provided within the village at the following locations to allow pedestrian permeability within the village;

East Lane/Nicholas Way

Middle Street/High Street (to be included with junction improvements)

Mill Mere Road/Church Lane

High st/Poplar Lane

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of junction improvements at High Street and Middle Street, to reduce junction radius, provide a safe crossing point for pedestrians and provide formal bus stop infrastructure outside The Beckett Arms. In addition to a tactile crossing points at the following junctions - East Lane/Nicholas Way, Mill Mere Road/Church Lane, High st/Poplar Lane) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield run off rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

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.

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 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>

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 5 March 2024

West Lindsey District Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
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Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/WLDC/147769/2024
17 January 2024

Dear Sir/Madam

Development – Outline planning application for the erection of up to 31no. dwellings - access to be considered and not reserved for subsequent applications.

Application Number – 147769

Thank you for your notification of 12 January 2024, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	9	N	9	£178,321.50
Secondary	4	Y	0	£0
Sixth-form	1	Y	0	£0
			Total	£ 178,321.50

Please note, where an application is outline, a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£178,321.50	Education provision at Corringham Primary School
Secondary	£ 0	N/A - CIL
Sixth-form	£ 0	N/A - CIL

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted; the Central Lincolnshire Developer Contributions Supplementary Planning Document (2018) still restricts secondary and school-based sixth form to CIL only. Requests can also be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	31	0.30	9.3	0.1611	4.9941	0.060	1.86
Total (rounded down)	31	-	9	-	4	-	1

Capacity is assessed using the County Council's projected capacity levels at 2026/27, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Corringham Primary School	9	N	9
Secondary	Gainsborough Secondary planning area	4	Y	0
Sixth-form	Gainsborough Secondary planning area	1	Y	0

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level.

This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	9	£19,425	£174,825	2.00	£19,813.50	£178,321.50
Total	-	-	£174,825	-		£178,321.50

* Current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

***amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank West Lindsey District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)