

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

District: West Lindsey District Council

Application number: 147941

Application Type: Major

Proposal: Planning application for the creation of biodiversity area including installation of new pond, landscaping and track for maintenance

Location: Land at East Lane, Toft Next Newton, Market Rasen, LN8 3ND

Response Date: 2 April 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.

Comments:

The application is for the creation of a biodiversity area at East Lane, Toft Next Newton.

Existing Conditions

The site is currently a field with an existing access fronting the highway.

Highway safety

The access to the site is existing and will be upgraded to LCC specifications. There will be minimal movements associated with the site for maintenance only.

Highway capacity

There will be no highway safety capacity issues associated with the site.

Site Layout

The site layout will remain as existing with the installation of a new pond and access track utilising an existing site access.

Flood Risk and Drainage

The proposal will not increase surface water flood risk in the area.

Off-Site Improvements

The access to the site will be upgraded in line with current LCC specifications.

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>.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 2 April 2024