

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

District: South Kesteven District Council

Application number: S23/0299

Application Type: Full

Proposal: Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Road, and associated public open space and infrastructure

Location: Land at Reedings Road, Barrowby

Response Date: 16 May 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

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 objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The application seeks full planning permission for the erection of 67 dwellings with vehicular access from Reedings Road with a connecting road access to adjoin the Platform Housing Site, via Owen Road.

The application site forms part of housing allocation LV-H3 Low Road of the South Kesteven Local Plan which was adopted in January 2020 for up to 270 dwellings. There are three different land parcels which form the allocation which are in different stages of planning. Platform Housing are in control of the north western corner of the site which benefits from planning permission for 49 dwellings (outline planning permission S18/0093 and reserved matters consent S19/2140) and is now built out. Planning permission has not been granted for the remainder of the allocation, with Persimmon Homes being in control of the north eastern parcel which is the subject of this application and Allison Homes in control of the southern parcel.

The site is located to the south-eastern edge of Barrowby and measures approximately 3 ha. The site has distinct boundaries and relationships to adjacent uses.

The site has a rectilinear boundary reflecting the geometric field pattern of the area, with the site sloping gently southwards.

The site is located immediately to the south of Reedings Road, which terminates at the site boundary to the north. Private rear garden boundaries delineate the northern boundary to housing fronting Leys Close, Adamstiles, and Hurst Crescent (east to west). Reedings Road forms a linear direct north-south route to the main junction into the village from the A1, which is approximately 0.5 km from the site.

Highway safety/Highway capacity

A Transport Assessment is submitted in support of the application which demonstrates the site is in a sustainable location within Barrowby as it benefits from good access to the highway, public transport and footpath networks. The Transport Assessment also demonstrates that local roads have the capacity to accommodate vehicular movement generated by the development.

The existing highway network caters well for pedestrians and cyclists with segregated footways connecting residential areas to the village centre and other amenities and bus stops, thus providing for sustainable modes of travel. The site benefits from connectivity to the existing pedestrian network via Reedings Road and Owen Way, which both have segregated footways on either side of the highway.

In line with advice from the Council's Urban Design Officer the Comprehensive Masterplan for the allocation has been designed to provide pedestrian and cycle connectivity north to south and east to west through the allocation.

Careful consideration has been given to the connectivity of the application site and the wider allocation to ensure the allocation is developed as a whole with pedestrian and cycle routes provided to access key destinations.

Site Layout

The proposed layout conforms to the objectives and design principles of the Comprehensive Masterplan.

The proposed car parking arrangements are in line with Lincolnshire County Council guidance.

Flood Risk and Drainage

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.

The principles of the drainage are acceptable, however, the details will be subject to a technical review through the S38 process, and a suitably worded condition is detailed below, for inclusion on the decision notice.

Off-Site Improvements

Please refer to condition 21, which details a request for the provision of tactile crossing points at key junctions, within the vicinity of the site.

The Highway Authority is actively seeking to promote cycling and walking in a number of towns within the County, including Grantham, by means of a series of Cycling and Walking Network Plans. The Authority therefore requests that any grant of consent for this Application be conditional upon the Applicants being required, by means of a Section 106 Legal Agreement, to make a financial contribution of £100,000 towards the cost of delivering initiatives set-out within the Grantham Cycling and Walking Network Plan.

- £100,000 for improvements for active travel related schemes in the vicinity of the site.

The travel plan is to include a redeemable free bus pass per dwelling for one year. Residents will have up to one year to redeem this bus pass from the day they move in. The maximum cost of this is up to £67,000, which will depend on the take up of the scheme.

Planning Conditions:

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

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of 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.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

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, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of providing uncontrolled tactile crossing points, at the locations detailed below) have been certified complete by the Local Planning Authority.

- Junction with Adamstiles/Reedings Road
- Junction with Hedgefield Road/Reedings Road
- Junction with Reedings Road/Leys Close
- Junction with Hurst Crescent/Hedgefield Road x2
- Junction with Thorold Road/Hedgefield Road
- Junction with Wong Gardens/Hedgefield Road
- Junction with Low Road/Hedgefield Road

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

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.

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;
- 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 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.

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. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

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 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

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections 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 our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 16 May 2024

South Kesteven District Council
 Development Control
 Planning Department

Corporate Property Team
 Lincolnshire County Council
 County Offices
 Newland
 Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/SKDC/S23/0299/2023
 15 March 2023

Dear Sir/Madam

Development – ERECTION OF 67 DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS FROM REEDINGS ROAD AND OWEN ROAD, AND ASSOCIATED PUBLIC OPEN SPACE AND INFRASTRUCTURE

Application Number – S23/0299

Thank you for your notification of 03 March 2023, 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 2025/26 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	13	N	13	£ 238,771
Secondary	11	Y	0	£ 0
Sixth-form	2	Y	0	£ 0
			Total	£ 238,771

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	£238,771	Education provision at Barrowby CofE Primary School
Secondary	£0	
Sixth-form	£0	

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests can 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
2 Bedroom	14	0.09	1.26	0.09	1.26	0.018	0.252
3 Bedroom	27	0.17	4.59	0.17	4.59	0.034	0.918
4+ Bedroom	22	0.33	7.26	0.27	5.94	0.054	1.188
Total (rounded down)	63	-	13	-	11	-	2

Capacity is assessed using the County Council's projected capacity levels at 2025/26, 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 2025/26 (Y/N/Partial)	Places to be mitigated
Primary	Barrowby CofE Primary School	13	N	13
Secondary	Grantham Secondary planning area	11	Y	0
Sixth-form	Grantham Secondary planning area	2	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	13	£18,007	£234,091	2.00	£18,367	£238,771
Total	-	-	£234,091	-		£238,771

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

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

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 South Kesteven District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)