

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

District: North Kesteven District Council

Application number: 23/1246/FUL

Application Type: Full

Proposal: Erection of 77 no. dwellings, formulation of new vehicular access from Station Road and internal access roads and provision of areas of open space, landscaping and drainage infrastructure

Location: Land south of Station Road, Waddington Low Fields, Lincoln

Response Date: 30 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 objection subject to:

- **Planning Conditions** as detailed below.

Comments:

Introduction/Site Location

Land south of Station Road, Waddington Low Fields, Lincoln. The Site forms part of a wider parcel of land which is identified by the CLLP under Policy S77: Housing Sites in the Lincoln Urban Area as Residential Site Allocation Reference NK/WAD/004a. CLLP Policy S77 goes on to advise that the wider parcel of land within which the Site sits has an indicative capacity of 321 no. dwellings. This application is for 77 no. dwellings, formulation of new vehicular access from Station Road and internal access roads and provision of areas of open space, landscaping and drainage infrastructure. This comprises the northern element of the wider allocation which is directly adjacent to Station Road.

Highway safety

The visibility at the access in accordance with the Manual for Streets

Highway capacity

The Transport Assessment has identified that the Brant Road/Station Road Junction will be at 91% capacity when the full allocation of 321 dwellings comes forward, this scheme is for 77 dwellings which is contributing to the capacity so the Highway Authority is requesting a S106 in proportion to mitigate any improvement works they have to carry out on the network to relieve capacity at this junction.

Travel Plan

The principal of the Travel Plan is acceptable, the condition has been added to align with NPPF 108 to provide opportunities to promote walking, cycling and public transport which have been identified in the submitted plan.

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. This application is proposing conveyancing swales with perforated pipes discharging into two attenuation basin with a control flow device before discharging into riparian water course that are to the North and West of the site. 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 provide a Bus stop on the North and South of Station Road as close to the new vehicular access. The North stop to have pole and timetable case, the South stop is to have the same as the North as well as bus shelter. To provide a footway link from the development to the West to Brant Road. Footway link from the site to Station Road existing Footway on the South as well as tactile crossing points on Station Road.

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 21

No part of the development hereby permitted shall be occupied apart from those works identified on drawing number J2309 00105 Rev Q dated July 2023 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 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 Travel Plan is acceptable, there 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.

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 3.67 litres per second per ha;
- 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 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, 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>

Note to Planner S106 contribution

Asks the developer to contribute £65,965 towards mitigation measures to the capacity at the junction which have been identified in the Transport Assessment.

The travel plan is to include a redeemable free bus pass for two residents per dwelling for one year, residents are to have one year to redeem this bus pass from the day they move in.

Bus stop infrastructure

There is a requirement to provide bus stop infrastructure on Station Road near to the site entrance to provide access to the no. 13 service.

A bus shelters is recommended on the South side of Station Road the Developer would need to work in partnership with the Parish Council in providing such facilities. It is the responsibility of the Developer/Parish Council to consult residents affected by the bus shelter proposals. The Parish Council must agree to ownership and ongoing maintenance of the bus shelters and liaise with the local Highway Office to discuss the proposals and obtain a Licence for a structure in the highway. LCC will not adopt bus shelters

Officer's Name: Helen Patchett

Officer's Title: Senior Development Management Officer

Date: 30 April 2024