

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

**District: West Lindsey District Council**

**Application number: 147688**

**Application Type: Full**

**Proposal: Planning application to erect 10no. dwellings with garages and access road**

**Location: Land at Former Officers Mess Durham Close, Brookenby, Market Rasen, LN8 6JD**

**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 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 Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Durham Close is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Adopted Road, Cambridge Crescent and its junction with Durham Close. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.*

### **Introduction/Site Location**

*10 residential dwellings*

### **Existing Conditions**

*Former Officers Mess site*

### **Highway safety**

*Development proposal has an acceptable impact on the public highway.*

### **Highway capacity**

*Development proposal does not have an impact on highway capacity.*

## **Travel Plan**

*Not required.*

## **Site Layout**

*Standard footway and carriageway configuration.*

## **Flood Risk and Drainage**

*Addressed in the submitted Flood Risk Assessment and sustainable drainage strategy.*

## **Off-Site Improvements**

*No off-site improvements are required for this application.*

## **Planning Conditions:**

### **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 a greenfield run off rate;*
- 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.*

## **Informatives**

### **Highway Informative 04**

*The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.*

### **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 Officer**

*The proposed development is served from an existing private drive and is therefore APC exempt. Assuming the proposed access road and the existing access road that serves it are to remain private, it will not require building to adoptable standards. It is recommended that the access road, which the proposed development is served from, is brought up to a suitable standard and metalled.*

## **Regards**

**Officer's Name: John Clifton**

**Officer's Title: Principal Development Management Officer**

**Date: 30 April 2024**