

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

District: West Lindsey District Council

Application number: 148193

Application Type: Reserved Matters

Proposal: Application for approval of reserved matters for Phase 2 to erect 55no. dwellings with associated garaging & infrastructure considering appearance, landscaping, layout & scale following outline planning permission 135013 granted 22 December 2017

Location: Land at Caistor Road, Chantrey Park, Middle Rasen, Market Rasen, LN8 3JA

Response Date: 19 June 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:

This application is for reserved matters for phase 2 of Outline application 135013. Access has previously been considered.

Introduction/Site Location

The proposal is for 55 dwellings associated with phase 2 of the Chantry Park development at Caistor Road, Middle Rasen. Phase 1 of the site is under construction but not yet adopted by the highway authority. This application seeks to receive approval for phase 2 of this site.

Existing Conditions

Phase 1 of the site is currently under construction with a signed S38 agreement in place. Phase 2 is an extension of phase 1 as approved at Outline stage. Phase 2 will use the new site access off Caistor Road. As part of previous applications, a frontage footway was provided to connect the site to the existing footway network.

Highway safety

The site is unlikely to result in any highway safety issues. The new access to the site is of sufficient width to allow two vehicles to pass and a frontage footway has been provided to enhance pedestrian safety in the area.

Highway capacity

Highway capacity was considered as part of the outline application which encompassed all phases of the development. It was considered that the development would not have a detrimental impact on network capacity in the area.

Site Layout

The layout for phase 2 is to be considered as part of the application. The layout is acceptable in principle with the site providing a loop round back to phase 1 which is good for permeability within the site. A footway within the phase is provided which links into the footway with phase 1 providing good pedestrian connectivity. Parking provision should be in line with guidance - 2/3 bedroom dwelling - Minimum of 2 spaces.

4 bedroom dwelling - Minimum of 3 spaces.

Flood Risk and Drainage

Phase 2 is proposed to connect into the existing pond 1 on site. Microdrainage calculations have shown that by amending the pipe sizes, the agreed discharge rate can be achieved. The drainage for phase 2 is built to match the existing Suds system on phase 1 utilising swales to convey water to pond 1 for eventual discharge into a watercourse at an agreed rate. The drainage strategy is acceptable in principle providing the existing pipe into pond 1 is replaced as specified to reduce the current discharge rate.

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>

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 19 June 2024