

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

District: West Lindsey District Council

Application number: 147537

Application Type: Full

Proposal: Planning application for residential development comprising 36no. dwellings

Location: Land off Mill Lane, Keelby, Grimsby, DN41 8HB

Response Date: 6 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.

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The application is for 36 dwellings on land off Mill Lane, Keelby. The site is currently vacant with an existing site access which is to be reconfigured to accommodate the proposals. The developer has confirmed that the site will be kept private due to the use of a lined permeable paving system which is not currently adoptable by LCC. All comments made below are based on the site remaining private utilising the lined system.

Introduction/Site Location

The site is located in the village of Keelby and is connected to the extents of the village via footway connections. The site can be accessed from various locations including from Mill Lane which is one way.

Highway safety

The junction to the site is to be reconfigured to safely accommodate the proposals to provide a 5.5m carriageway. A link footway and tactile crossings are to be provided to enable pedestrians to connect with the existing footway network. A series of upgrades to existing pedestrian crossings in the area will be requested below to improve pedestrian safety and accessibility in the village.

Highway capacity

The proposals are unlikely to have an impact on highway capacity in the area.

Site Layout

The site layout is acceptable with a 5.5m shared surface proposed. Consideration should be given to providing a service margin within the site particularly if lined permeable paving is proposed due to potential issues arising with utilities being installed in the carriageway. Footway links are provided within the site. The level of parking provision is acceptable for this proposal.

Flood Risk and Drainage

The site is proposing the use of lined permeable paving on site which will not be adopted by LCC. The site has low infiltration rates hence why the lined system is proposed. Some basic storage calculations have been provided however detailed hydraulics will be required to ensure that there's enough storage within the site for the relevant events. The developer will require permission in writing to discharge to the Anglian Water existing sewer. The lined permeable paving system should be designed in accordance with CIRIA standards and guidance as to comply with the APC procedure.

Off-Site Improvements

A series of off site improvements are requested in the form of upgraded pedestrian crossings to provide tactile crossings at the following junctions;

All along St Annes Road

Outside the Drs on Pelham Crescent

Yarborough Road/Roxton Avenue Junction

Outside Church and 6 Yarborough Road

Tactiles on and opposite the island outside Hubert House on Yarborough Road

Junction of Manor Street and Victoria Road

Outside Go Local

Junction of Wivel Drive and South Street

Tactiles and extra footway link on Broadway to link to skate park (continuation of footway link adjacent to St Annes junction on opposite side of verge)

Footway link from St Annes Road onto Pelham Crescent through verge to link to existing

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 before the works to improve the public highway (by means of improvements to pedestrian crossings via the provision of tactile crossings at St Annes Road, outside the Drs on Pelham Crescent, Yarborough Road/Roxton Avenue Junction, outside Church and 6 Yarborough Road, on and opposite the island outside Hubert House on Yarborough Road, junction of Manor Street and Victoria Road, outside Go Local and the junction of Wivel Drive and South Street. Additional footway links to be provided on Broadway (near St Annes Road junctions) to connect to skate park and from St Annes Road to Pelham Crescent through the verge.) 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 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of access improvements including a link footway as per drawing LTP/5583/P1/01/01/B) 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 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 1 litres per second (as specified by Anglian Water);
- 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 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>.

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>

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 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 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: 6 June 2024