

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

District: North Kesteven District Council

Application number: 23/1393/RESM

Application Type: Reserved Matter

Proposal: Reserved matters application (with details of access, appearance, landscaping, layout and scale) for the erection of 2 no. Use Class E (g), B2 and B8 industrial units and associated development (pursuant to application 09/0633/OUT as varied by 18/0309/VARCON)

Location: Blocks 5 & 6 Vincent Court, Turnstone Road, Teal Park, Lincoln, LN6 3UA

Response Date: 28 February 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.

Application number: 23/1393/RESM

Application Type: Reserved Matters

Location: Blocks 5 & 6 Vincent Court, Turnstone Road, Teal Park, Lincoln, LN6 3UA

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.

Comments:

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 drainage was agreed under the outline planning application 09/0633/OUT.

The proposal is for reserved matters application (with details of access, appearance, landscaping, layout and scale) for the erection of 2 no. Use Class E (g), B2 and B8 industrial units and associated development (pursuant to application 09/0633/OUT as varied by 18/0309/VARCON) the applicant has justified that there is sufficient parking for the speculative occupiers of the units and will not have an impact on the Highway.

Informatives

Highway Informative 05

The new access into the blocks 5 & 6 Vincent Court hereby permitted must be constructed to an acceptable engineering standard. The access to be put forward for adoption as public highway 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.

Officer's Name: Helen Patchett

Officer's Title: Senior Development Management Officer

Date: 28 February 2024