

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

**District: West Lindsey District Council**

**Application number: WL/2024/00449**

**Application Type: RM**

**Proposal: Application for reserved matters and discharge of conditions (3 & 19) for Site A for the erection of 1no. commercial office unit with associated access road and parking spaces class E(g)(i) considering appearance, landscaping, layout & scale following outline planning permission 147060 granted 16 October 2023.**

**Location: Site A, Saxilby Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR**

**Response Date: 9 August 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.*

### **Comments:**

*Reserved matters and discharge of planning conditions application following grant of Outline permission.*

### **Introduction/Site Location**

*The erection of a commercial office unit with associated access road and parking spaces class E(g)(i) considering appearance, landscaping, layout & scale following outline planning permission 147060 granted 16 October 2023.*

### **Existing Conditions**

*Greenfield site under construction.*

### **Highway safety**

*Has been assessed as part of the outline proposal and is deemed acceptable.*

### **Highway capacity**

*Has been assessed as part of the outline proposal and is deemed acceptable.*

### **Travel Plan**

*Not applicable to this application.*

### **Site Layout**

*Commercial unit with parking and turning provision.*

### **Flood Risk and Drainage**

*Whole site drainage strategy agreed with allowance for individual connections. Individually submitted drainage strategy is acceptable in principle.*

### **Off-Site Improvements**

*Conditioned on outline planning permission.*

### **Planning Conditions:**

*None required, see above.*

### **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>*

*Regards*

**Officer's Name: John Clifton**

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

**Date: 9 August 2024**