

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

District: North Kesteven District Council

Application number: 24/0959/FUL

Application Type: Full – Major Planning Application

Proposal: Erection of a new office and training building, together with associated ancillary buildings, access (including the provision of a haul road), parking, landscaping, and all other associated works (e.g. the erection of boundary fences, external lighting, drainage, installation of a ground-mounted solar panel array and solar electrical substation as well as associated engineering, and ground modelling work)

Location: Land off Cuckoo Lane, Scopwick, Lincoln, Lincolnshire

Response Date: 7 October 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:

The site is located between Sleaford and Lincoln, close to the villages of Scopwick and Ashby de la Launde on RAF Digby. RAF Digby has good transport connections being located off the B1191, which is in close proximity to the A15 and the wider highway network.

Highway Authority

The proposals seeks permission for an office and training building to be constructed, to bring the site up to modern standards and future proof the training on the site. The proposals include a haul road that will be directly accessed off the A15. It is worth noting that Phase 1 of this haul road is on land that is adopted highway which Lincolnshire County Council is responsible for and the construction on this section of the haul road will need a S278 agreement with the Development Management team at Lincolnshire County Council.

The proposals are expected to see staff numbers increase by 200, however, approximately 40% are likely to be houses within the base. Furthermore, the base has its own facilities such as a shop, school and medical centre, further reducing the vehicle movements of the proposals. Therefore, it is not expected that the proposals will cause a severe residual cumulative impact upon the local highway network.

The proposed Haul Road is expected to see 100 two way movements a day, these movements are in general, expect to be traveling two the site in the morning and away from the site in the evening, as such, it is unlikely that they will lead to it is not expected that the proposals will cause a severe residual cumulative impact upon the local highway network.

The access to the site will contact to be via the junction of Cuckoo Lane and the B1191. This junction has good visibility in both directions, is of a suitable width and subject to double yellow lines in both directions to ensure it is kept clear. Therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

Lead Local Flood Authority

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 proposes to use SuDs to manage the surface water for the site, through capture and infiltration, it is also proposed to reuse some of the captured water on the roof of the facility. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

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 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 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 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>

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 7 October 2024