

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

District: West Lindsey District Council

Application number: WL/2024/00689

Application Type: Major

Proposal: Application for approval of reserved matters for the erection of 64no. affordable homes with amendments to the existing access from Heapham Road, formation of a new vehicular and pedestrian access into the site, associated parking spaces, tree planting and landscaping proposals, including details of new boundary treatments considering access, appearance, landscaping, layout and scale, following outline planning permission 147174 granted 2 February 2024

Location: Former Amp Rose Site, Heapham Road, Gainsborough, DN21 1SJ

Response Date: 11 November 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 and therefore does not wish to object to this planning application.

Comments:

This application is for reserved matters. The application follows on from outline permission 143821 which was granted January 2023.

Introduction/Site Location

The site is located at the former AMP Rose site, Heapham Road, Gainsborough. The previous site has been demolished to make way for this proposal of 64 affordable homes.

Existing Conditions

The site has an existing access which is to be upgraded to accommodate the new proposals. The site has an associated use with the former AMP Rose site. The site benefits from a frontage footway and cycleway which connects the site to local facilities. A bus stop is located opposite the site so residents will have good sustainable transport options available.

Highway safety

The access to the site is located on Heapham Road and is 5.5m wide which will be sufficient to accommodate the proposal for 64 houses. The site provides a footway into the site to connect it to Heapham Road and the existing footway/cycleway infrastructure in the area. The access has good visibility and is located within the 30mph speed limit.

Highway capacity

The principle of the development of 64 houses will not have an unacceptable impact on the highway network capacity in the area. The local highway network is capable of accommodating this proposal.

Site Layout

The site layout follows a cul de sac design which is acceptable to the highway authority. Discussions were had regarding making the site more permeable as shown in the outline layout but this was unable to be accommodated in the final design.

The current design demonstrates a 5.5m carriageway and a 2m footway to one side of the site with a soft tree lined verge to the opposite side.

The layout provides a pedestrian link to Pingle Hill.

The parking layout for the site is in accordance with the local plan and provides a mix of side by side, tandem and courtyard parking areas.

Flood Risk and Drainage

Due to the site levels and space constraints within the site, the provision of a Sustainable Urban Drainage system within the site is not possible. The drainage will be via a positive piped system which will connect into the existing Severn Trent surface water system on Heapham Road. A pumping station is required on site to pump the water to make this connection. The water is stored in crates in the private car parking area. The option for the storage of water above ground has not been possible in this instance.

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 will utilise a positive piped system which will connect into the existing Severn Trent system, the water will be attenuated on site and pumped into the existing system on Heapham Road. 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 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 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: 11 November 2024