

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

**District:** Lincolnshire County Council

**Application number:** PL/0024/24

**Application Type:** Full - Major

**Proposal:** For the phased extraction of sand and gravel with revised restoration to include 2no water bodies with surrounding acid grassland, marginal areas of rough long grass, water body embankments and surrounding new native woodlands, native sedges, rushes and reeds, including ancillary activities, associated infrastructure and new access from North Kelsey Road

**Location:** Land South of North Kelsey Road, Caistor

**Response Date:** 15 January 2025

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.*

- **Planning Conditions** as detailed below.

*No highway related conditions required.*

### **Comments:**

*Transport information contained in the application demonstrates that the application has an minimal impact on the highway network in terms of capacity.*

*There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:*

- *The highway network is over-capacity, usually for period extending beyond the peak hours*
- *The level of provision of alternative transport modes*
- *Whether the level of queuing on the network causes safety issues*

*In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.*

### **Introduction/Site Location**

*For the phased extraction of sand and gravel with revised restoration to include 2no water bodies with surrounding acid grassland, marginal areas of rough long grass, water body embankments and surrounding new native woodlands, native sedges, rushes and reeds, including ancillary activities, associated infrastructure and new access.*

**Existing Conditions**

*Greenfield site*

**Highway safety**

*New access proposed, to be constructed in line with the highway authority's requirements.*

**Highway capacity**

*Negligible impact on the highway network.*

**Travel Plan**

*Not required for this type of application.*

**Site Layout**

*See layout contained in the applications documents.*

**Flood Risk and Drainage**

*Flood risk is addressed in the Flood Risk Assessment. Existing land drainage arrangement maintained.*

*Topographical survey provided in Appendix A indicates the site to have a south westerly fall. The development does not increase the impermeable area on site. The Soilscape soils data shows the site to have soil types that support infiltration.*

*Therefore, it is considered that the development site will not pose a surface water flood risk over and above the current greenfield situation. However, infiltration testing is advised to confirm this conclusion.*

**Off-Site Improvements**

*None required for this application.*

**Planning Conditions:**

*No highway related conditions required.*

**Informatives****Highway Informative 03**

*The permitted development requires the formation of a new 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 07

*The highway improvement works referred to in the above informative 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](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)*

#### **Public Rights of Way**

*The applicant will be required to contact Countryside\_Access Lincolnshire County Council, to seek a temporary footpath diversion around the internal perimeter of their land throughout the working phase of the development. Upon completion of the development works, the Public Right of Way shall be restored to the satisfaction of the Highway Authority.*

*Regards*

**Officer's Name: John Clifton**

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

**Date: 15 January 2025**