

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

District: West Lindsey District Council

Application number: WL/2024/00570

Application Type: Full Major

Proposal: Planning application to erection 49no. dwellings including formulation of new vehicular access from Nettleham Road, internal access roads, provision of areas of open space, landscaping, and drainage infrastructure

Location: Land off Nettleham Road, Scothern, Lincoln

Response Date: 10 February 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

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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.

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

The site is located off Nettleham Road, Scothern and has been allocated for residential development in the Central Lincs Local Plan.

Introduction/Site Location

The application is for 49 dwellings to be accessed from Nettleham Road, Scothern via a simple priority T junction. A further three dwellings will have individual access points on the frontage on Nettleham Road.

The site is currently open grassland on the outskirts of Scothern and is bordered by residential development to the North and Nettleham Road – the main connecting route between Scothern and Nettleham. There are Public Rights of Way which border the site providing good permeability for pedestrians in the area.

The site is also partially bordered by drainage ditches, in particular a ditch that runs along Nettleham Road and will require culverting to gain vehicle access to the site.

The site is in close proximity to a bus shelter and local facilities can be accessed by pedestrians.

There are currently some utilities at the site access which may need relocating at the applicants own expense.

Highway safety

The site is accessed from a simple priority T junction off Nettleham Road which has adequate visibility to serve the proposals.

A frontage footway has been provided to link up to the existing footway network in the village.

The site is located within a 30mph speed limit and the accident data does not suggest that there is an issue with highway safety in the area.

A tactile crossing point should be provided at the bus stop near Cade Close to allow pedestrians to cross the road before the footway terminates after Cade Close. A tactile crossing point should also be provided at the junction of Nettleham Road and Heathlea to improve pedestrian safety in the area.

Highway capacity

There are no known highway capacity issues associated with Nettleham Road Scothern and it's junctions in the area.

The proposal is expected to generate 28 two way vehicle movements during the AM peak and 29 during the PM network peak hour. Nettleham Road is in good condition and is suitable to accommodate the extra movements without having a significant impact on the surrounding highway network.

Site Layout

The site layout is generally acceptable with the provision of a 5.5m shared surface and a footway on one side. The site offers good permeability for pedestrians by providing links through to the public rights of way in the vicinity.

It was requested that a vehicle link should be provided through to Juniper Drive to reduce the reliance on one access point and to provide further permeability within the village. This is a layout consideration that has not been delivered in this instance, however it should be noted the design of Juniper Drive would suggest that it was the intention to provide a vehicle link through to subsequent developments.

The mown footway links throughout the site should be metalled to reduce trip hazards and prevent the spread of mud onto the highway during wet weather.

The site benefits from a public open space which could be enhanced further by the provision of tree lined verges in the space which was originally allocated for swales, this is in accordance with paragraph 131 of NPPF and in accordance with LCC Development Road and Sustainable Drainage Design Approach documents.

Parking provision is in accordance with local plan guidelines and there's a good mix of side by side and tandem parking across the site.

Flood Risk and Drainage

Due to a high water table on site and surface water issues downstream, a SUDs scheme is not viable option, therefore a positive piped system has been provided to connect into the existing Anglian Water system.

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 discharge surface water to the Anglian Water system at a restricted rate. Based on this rate, adequate storage will be provided so water will be attenuated on site which has been designed to accommodate water for a 1 in 100 year event. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

The existing field access to the site on Nettleham Road (plot 12) is to be stopped up and reinstated to match surrounding areas.

A series of tactile crossing points will be required at the following locations to enhance pedestrian safety in the area;

Tactile crossing point at the bus stop near Cade Close before the footway terminates so pedestrians can safely cross to the other side .

Tactile crossing at the junction of Heathlea.

Improvements to the public rights of way Scothern/852/1 and 853/1.

S106 Contribution Requests

In light of the limited bus service provision within the village. A S106 sum of £309,608.000 is requested to provide an hourly bus service for the duration of 2 years from Scothern to Lincoln and a 2 x 6 monthly bus pass provision for each new dwelling (to be applied for by homeowners so this may not be the final cost as it will depend on uptake of the scheme).

Reason - To improve the bus service in the locality and encourage uptake of the new service provided.

Breakdown of S106 sum requested:

2 year, hourly bus service - £260,000.00

2 x 6 monthly bus passes per household - £49,608.000

Total - £309,608.00

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 12

Within seven days of the new access being brought into use, the existing field access onto Nettleham Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To remove unused access points to the development, in the interests of road safety.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of tactile crossing point outside and opposite Cade Close and tactile crossing point at the junction of Heathlea) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (improvements to public rights of way Scothern 852/1 and 853/1) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on the results of evidenced groundwater levels and seasonal variations (e.g. via relevant groundwater records or on-site monitoring in wells, ideally over a 12-month period);
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield run off rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

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 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

Officers Name: Laura Rowett, on behalf of Warren Peppard

Officer's Title: Senior Development Management Officer

Date: 17 February 2025

West Lindsey District Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/WLDC/WL/2024/00570/2024
29 July 2024

Dear Sir/Madam

Development – PLANNING APPLICATION TO ERECTION 49NO. DWELLINGS INCLUDING FORMULATION OF NEW VEHICULAR ACCESS FROM NETTLEHAM ROAD, INTERNAL ACCESS ROADS, PROVISION OF AREAS OF OPEN SPACE, LANDSCAPING, AND DRAINAGE INFRASTRUCTURE

Application Number – WL/2024/00570

Thank you for your notification of 25 July 2024, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	18	N	18	£356,643
Secondary	12	N	12	£0
Sixth-form	4	N	4	£0
			Total	£356,643

Please note, where an application is outline, a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£356,643	Education provision in Nettleham primary planning area
Secondary	£327,016.08	N/A - CIL
Sixth-form	£109,005.36	N/A - CIL

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted; the Central Lincolnshire Developer Contributions Supplementary Planning Document (2018) still restricts secondary and school-based sixth form to CIL only. Requests can also be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
2 Bedroom	8	0.225	1.8	0.0785	0.628	0.032	0.256
3 Bedroom	15	0.373	5.595	0.2169	3.2535	0.078	1.17
4+ Bedroom	22	0.492	10.824	0.3903	8.5866	0.144	3.168
Total (rounded down)	45	-	18	-	12	-	4

Capacity is assessed using the County Council's projected capacity levels at 2026/27, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Nettleham primary planning area	18	N	18
Secondary	Welton secondary planning area	12	N	12
Sixth-form	Welton secondary planning area	4	N	4

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level.

This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier **	Lincolnshire contribution per place	Total contribution requested
Primary extension	18	£19,425	£349,650	2.00	£19,813.50	£356,643
Secondary extension	12	£26,717	£320,604	2.00	£27,251.34	£327,016.08***
Sixth-form extension	4	£26,717	£106,868	2.00	£27,251.34	£109,005.36***
Total	-	-	£777,122	-		£356,643

* Current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

*** amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies, and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank West Lindsey District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: WL/2024/00570/LC
Your Ref: WL/2024/00570

Planning Authority
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

For the attention of Holly Horton

Sent by email to: planning.customer.care@west-lindsey.gov.uk

26 July 2024

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION

DEVELOPMENT: PLANNING APPLICATION TO ERECTION 49NO. DWELLINGS INCLUDING FORMULATION OF NEW VEHICULAR ACCESS FROM NETTLEHAM ROAD, INTERNAL ACCESS ROADS, PROVISION OF AREAS OF OPEN SPACE, LANDSCAPING, AND DRAINAGE INFRASTRUCTURE

LOCATION: LAND OFF, NETTLEHAM ROAD, SCOTHERN, LINCOLN

I refer to the planning application reference WL/2024/00570. The Fire Authority would make no objections to the application provided that the following items were included. Please see below items which are strongly recommended in the interest of fire fighter safety, safety of residents, property protection, and insurance.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended), Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010, (As Amended), Part B5. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

WATER

Lincolnshire Fire and Rescue recommends the installation of fire hydrant(s) in accordance with the Building Regulations 2010 (As Amended) Part B5 "Provision of private hydrants" in respect of this planning application to be provided at the developer's expense as an integral part of the water mains scheme to support the long-

term fire safety of residents. Developers completing their applications to Anglian Water Services for a new water mains scheme shall inform the water undertakers that fire hydrant(s) are required by the Fire Service. All fire hydrants should conform to BS750-2012 and BS9990: 2015. Further guidance is also provided in BS9999:2017 Section 22 'Water supplies for fire and rescue service use'.

Acceptance testing will be carried out by a Hydrant Inspector on completion. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant(s). The Hydrant Inspector will fix a standard yellow "H" hydrant marker plate nearby.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully,

Lee Coles

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553868

Email: fire.safety@lincolnshire.gov.uk

CC: LFRWaterManagement@lincolnshire.gov.uk

HighwaysSUDsSupport@lincolnshire.gov.uk