



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

District: West Lindsey District Council

Application number: WL/2024/00674

Application Type: RM

Proposal: Application for approval of reserved matters to erect 143no. dwellings considering appearance, landscaping, layout and scale following outline planning permission 142874 granted 14 July 2023

Location: Land to North of Rudgard Avenue, Cherry willingham, Lincoln

Response Date: 1 April 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.

Introduction/Site Location

Application for approval of reserved matters to erect 143no. dwellings considering appearance, landscaping, layout and scale following outline planning permission 142874 granted 14 July 2023.

Existing Conditions

Site is currently greenfield with outline planning permission.

Highway safety

Development poses no specific highway safety concerns, the principle of development and the impact on the public highway network was assessed at outline application stage.

Highway capacity

Development poses an acceptable impact on highway capacity, the principle of development and the impact on the public highway network was assessed at outline application stage.

Travel Plan

A travel plan condition is present on the outline planning application along with a S106 sum for the future monitoring.

Site Layout

Development consists of standard adoptable carriageway and footways with private drives. Two proposed connections to the adjacent land are present.

Flood Risk and Drainage

Site has a designed drainage strategy and there is a condition present on the outline planning application.

Off-Site Improvements

Off-site improvements have been secured as part of the outline planning application with suitable conditions. Improvements to the site access point and a series of tactile crossing points are proposed.

Planning Conditions:

No conditions are required by the highway authority as part of this application.

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 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>

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>

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 1 April 2025