

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

District: West Lindsey District Council

Application number: WL/2025/00026

Application Type: Outline Major

Proposal: Outline Planning Application for the erection of up to 54no. dwellings with all matters reserved

Location: Land to the north of Abbey Road and Wragby Road, Bardney, Lincoln, LN3 5XR

Response Date: 7 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 and therefore does not wish to object to this planning application.

No objection subject to:

- **Planning Conditions** as detailed below.

Comments:

This application is outline with all matters reserved, as such comments regarding layout and access are advisory and have not been considered in detail. It has also not been possible to fully assess the drainage strategy for the site due to limited information at this stage.

Introduction/Site Location

The site is located between Abbey Road and Wragby Road with access being sought through the existing vehicle access point off Wragby Road. Wragby Road is one of the main routes through Bardney, with vehicles using this route to access the coast and surrounding villages. The site has been subject to pre application advice, where the principle of development was established.

Existing Conditions

The site is allocated for residential use in the Central Lincs Local Plan and has a former use as a farm yard. There is an existing access on Wragby Road which serves the current industrial units and agricultural land within the site.

The site is within walking distance to local facilities including shops and pubs and is served by public footpaths.

There is a bus service from Bardney to Lincoln which runs throughout the day. The site also has good cycling connections to Lincoln and surrounding villages via the Water Railway cycle track.

Highway safety

Access to the site is not for consideration but the applicant should be made aware of the access requirements for the site.

It has been indicated that the access will be constructed to 5.5m wide with a 2m footway serving the site. This will be assessed in future applications.

The access point will need to meet the minimum visibility requirements of 2.4x43m. The access will need to be designed and constructed with the correct radii and width to serve the existing adoptable highway. This should allow for two vehicles to be able pass within the access.

The site is served by public footpath connections to the village however this could be improved by the provision of tactile crossing points at key junctions to improve pedestrian safety in the area.

Highway capacity

There are no known highway capacity issues in the area. The site is expected to generate 267 vehicle trips daily which will not have a significant impact on the local highway network. Wragby Road is a main route through Bardney and is capable of accommodating the increase in traffic.

Site Layout

Layout is not for consideration however the following information should be noted;

If internal roads are proposed for adoption then they will need building to an adoptable standard in line with LCC specification and putting forward for adoption as part of a S38 under the Highways Act 1980.

Parking will need to be in line with Local Plan guidance as set out below, side by side parking is the preferred layout. Please give consideration to breaking up the parking and driveways with planting schemes.

1 bedroom property – 1 space

2 bedroom property – 2 spaces

3 bedroom property or more – 3 spaces

The indicative layout shown as part of this application is acceptable in general, however consideration should be given to incorporating Placemaking and Building for a Healthy Life design codes and principles into the submitted layout. The HLLFA encourages permeability and circulation for all modes of movement within the site and promotes the adoption of alternative highway designs. We would encourage tree lined streets as part of the overall development layout.

Flood Risk and Drainage

Detailed drainage information has not been submitted as part of this application therefore the drainage strategy cannot be wholly assessed.

The applicant will need to demonstrate a secure outfall for the lifetime of the development. This will need to be clear of obstruction and the final outfall point will need to be identified and mapped with CCTV surveys of the ditch carried out.

Site investigation has found that the site is not suitable for infiltration – the proposal to attenuate water and discharge from site at a controlled rate is acceptable in principle providing the outfall point is proven suitable.

Off-Site Improvements

A set of tactiles crossing will be required at the following locations to enhance pedestrian safety in the vicinity of the site;

Wragby Road/Co-op junction

S106 Contributions

In the interests of promoting sustainable travel and to reduce the dependency on car travel, we request that the developer provides an annual bus pass voucher to the first occupiers of each new dwelling, which the occupier may redeem for free bus services for a period of 1 year. The maximum cost to the developer (based on the take up of the scheme and the current cost of the bus service) will be £81000 based on £1500 per voucher x 54 dwellings.

The developer is required to manage this process directly with the bus operator.

Planning Conditions:

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

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 at the junction of Wragby Road/Co-op) 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 26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

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 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

O/L Informative

Outline with all matters reserved

The principle of development is acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 13 May 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/WL/2025/00026/2025
17 January 2025

Dear Sir/Madam

**Development – OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 54NO. DWELLINGS
WITH ALL MATTERS RESERVED**

Application Number – WL/2025/00026

Thank you for your notification of 14 January 2025, 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	16	Y	0	£0
Secondary	8	N	8	£0
Sixth-form	3	N	3	£0
			Total	£0

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	£0	
Secondary	£218,010.72	N/A - CIL
Sixth form	£81,754.02	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
Unknown	54	0.30	16.2	0.1611	8.6994	0.060	3.24
Total (rounded down)	54	-	16	-	8	-	3

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	Bardney Primary School	16	Y	0
Secondary	Branston Academy	8	N	8
Sixth-form	Branston Academy	3	N	3

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
Secondary extension	8	£26,717	£213,712	2.00	£27,251.34	£218,010.72** *
Sixth-form extension	3	£26,717	£80,151	2.00	£27,251.34	£81,754.02***
Total	-	-	£0	-		£0

* 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
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LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: **045/ABB/01**
Your Ref: **WL/2025/00026**

Highways SuDS Support
Lincolnshire County Council
County Offices
Newland
Lincoln

For the attention of George Backovic
Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

18/02/25

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION

DEVELOPMENT: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 54NO. DWELLINGS
WITH ALL MATTERS RESERVED

LOCATION: LAND TO THE NORTH OF ABBEY ROAD AND WRAGBY ROAD, BARDNEY, LINCOLN, LN3 5XR

I refer to the planning application reference **WL/2025/00026**. The Fire Authority object to the application on the grounds of inadequate access/water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5.

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.

WATER SUPPLY

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of all dwelling entrances in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

ENVIRONMENTAL

No comment

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

Yours faithfully,

Jessica Rousseau

Jessica Rousseau

Water Planning Manager

Lincolnshire Fire and Rescue

Email: lfrwatermanagement@lincolnshire.gov.uk

Telephone: 01522 555777