

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

District: West Lindsey District Council

Application number: WL/2025/00242

Application Type: Major

Proposal: Application for approval of reserved matters for the erection of 18no. units with associated access road and parking spaces considering appearance, landscaping, layout and scale, following outline planning permission 147060 granted 16 October 2023

Location: Land at Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR

Response Date: 14 May 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.

Comments:

The application is for reserved matters for site E and F at Enterprise West Lindsey which was granted Outline permission. The site as a whole has been agreed in principle and reserved matters applications are submitted for the individual phases within the site.

Introduction/Site Location

The site is located off Skellingthorpe Road, Saxilby and is located in close proximity to the railway line. The surrounding area is largely made up of industrial units with limited residential properties in the area. The site is in close proximity to several industrial estates which have recently been established.

Existing Conditions

The access to the site has been agreed during the outline planning phase and this will serve sites E and F and the whole of the enterprise park. The access has been newly constructed and will be suitable to serve this proposal.

Highway safety

The site will be accessed via the new fit for purpose access that has been designed to serve the site. In addition a footway has been provided as part of subsequent applications to improve pedestrian safety in the area.

Highway capacity

There are no known highway capacity issues in the area and this application will not have a negative impact on highway capacity.

Site Layout

The site layout provides sufficient parking and turning within the site to allow vehicles to circulate and access and egress the site in a forward gear. The applicant has made provision for secure cycle storage to encourage sustainable travel options to the site.

Flood Risk and Drainage

The outline drainage strategy will see the site discharge into the existing drainage system at a rate agreed by the IDB.

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 drain into the existing IDB system and an agreed rate. 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 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>

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 10 April 2025