

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: West Lindsey District Council

Application Ref: 144526

Proposal: **Outline planning application for residential development of 109no. dwellings, with access to be considered and not reserved for subsequent applications.**

Location: **Land at Eastfield Lane, Welton, Lincoln, Lincolnshire**

With reference to the above application received 10 March 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

The Highway and Lead Local Flood Authority (HLLFA) would comment as follows:

Highways

The submitted Transport Assessment is a fair a reasonable representation of the proposed developments impact on the existing highway network and it is considered acceptable.

Access point shown is acceptable as it offers adequate visibility in both directions. Eastfield Lane will require widening of the carriageway and the provision of a footway, to extend the existing footway into the site and provide adequate carriageway width. These improvement works will require the culverting of one or both existing roadside ditches and as such will be dependant on gaining the relevant permissions and consents.

Further highway improvements will be required as follows:

- Stone surfacing upgrade of the existing Public Right of Way that runs adjacent to the site.
- The provision of tactile crossing points at the following locations – Eastfield Lane, outside No. 25; Junction of Eastfield Road/Northfield Road; Junction of Hackthorn Road/Ryland Road and Ryland Road, outside No. 9.

- Level surface upgrade of the bus stop outside No. 79 Ryland Road.
- 3 No. passing places along Eastfield Lane between the development site and the A46/Eastfield Lane junction

The above improvements are to form part of recommended conditions to the Local Planning Authority as part of final comments.

The existing speed limit traffic regulation order on Eastfield Lane will require extending to encompass the site access, a sum of £2800 will be required for the HLLFA to process this change.

Please see attached comments for amendments to the submitted Travel Plan, further comments and potential S106/improvement requests may follow once consultation with Lincolnshire County Council Transportation has concluded. Further comments to follow.

Layout is a reserved matter, however the indicative layout shown as part of this application is acceptable in general. A reserved matters application to determine the final layout must show pedestrian and vehicle links to the adjacent site, as shown.

Drainage

The submitted drainage strategy is acceptable in principle, as is the proposed discharge rate. The outfall will require further investigation to confirm its suitability and security for the lifetime of the development. It is requested that this investigation is carried at this time and the details submitted for consideration by the HLLFA.

Regards

Case Officer:
John Clifton
for Warren Peppard
Head of Development Management

Date: 5/5/22