

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0307-19 **Applicant:** Haycroft Homes Ltd

Proposal: Details of specification for roads and footways (Condition 7 of H09-0301-18)

Location: Station Street Holbeach Spalding

Terminal Date: 14th May 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Sections 9 and 12

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge condition 7 (Details of specification for roads and footways) of H09-0301-18).

Site Description

The site (some 0.37ha) adjoins new development on the "Lefleys" site, off Station Street. Residential development is located to the east off Fen Road, public open space and dwellings associated with Oxford Gardens to the west and a private roadway to the south. 67 Station St (grade II listed) is situated some 45 metres to the north on the corner of Station St, Barrington Gate and Fen Road.

History

H09-0301-18 - Erection of 12 dwellings and associated works - Granted

Consultation Responses

SUDs - No objections

Planning Considerations

LCC Highways/SUDs has indicated that the submitted Section 38 Agreement may be taken as evidence that the Highway Authority has issued technical approval for the adoptable roads and footways on the development and that there is no cause for the Local Planning Authority to withhold consent for the 'approval' of part of Condition 7.

Condition 7 also requires the completion of the various elements of the highway construction, relative to the build-out of the dwellings. That part of Condition 7 will not be satisfied until all highway works are completed.