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Lincolnshire COUNTY COUNCIL
Working for a better future

To: South Holland District Council Application Ref: H17-0793-20

With reference to this application dated 28 September 2020 relating to the following proposed development:

Address or location

Land off Sunnydale Close, Surfleet, Spalding

Date application referred:
7 October 2020

Type of application: Outline/Full/RM/:
FM

Description of development

Residential development of 75 dwellings, with associated garages, road and sewers

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

Having taken the opportunity to review the details submitted with this application, we would ask the applicant to clarify exactly and clearly show what work they are proposing to do with the existing adopted highway to make connection in to their development. The provision of the current turning head will become redundant and not serve any purpose other than forming a new vehicular access to the existing dwelling on the Northern side (number 2) and a footway link on the Southern side.

In the interests of providing sustainability and access for all users rather than those to be reliant upon the motor vehicle as the main mode of transport, we would ask the applicant to give consideration of formalising the footway link from the development site running adjacent to plot 9 to an adoptable 2.0 metre wide footway and also provide an informal footway link from the site at the Northern end of the side along Anglian Waters easement, to make connection with Park Lane We would also ask the applicant to make consideration of the comments from the Countryside Team and incorporate these within the design layout of this development. Additionally, there will be a requirement to provide a formalised pedestrian crossing point with tactile paving at the junction of Sunnydale Close with the

B1356 Surfleet Road, which all should be shown and denoted on the layout drawing.

Although the applicant has provided a Construction Management Plan, we would ask that a Method Statement is submitted and indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. Please be advised for the convenience of existing residents, all routes of construction traffic to and from the site shall be be access off Park Lane

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period 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 and to ensure that suitable traffic routes are agreed.

Case Officer:
Dean Whitehead
for Warrren Peppard
Head of Development

Date: 10th November 2020