

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

District: South Kesteven District Council

Application number: S22/1981

Application Type: Full/major

Proposal: Use of land for dog exercising/training

Location: Field Situated To West Of B1176 Station Road, Station Road, Careby , Stamford

Response Date: 9 December 2022

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.

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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: Approve with conditions

- **Planning Conditions** as detailed below.

HP 00 - There shall be a minimum of 30 minutes between the end of a training session and the start time of the next training session to allow sufficient time for participants to leave/arrive safely.

Reason: In the interests of highways safety and to ensure there is sufficient parking provision on site at all times.

Comments:

The proposal is for a change of use of land for dog exercising/training and it will be served by an existing access to be improved to Lincolnshire County Council Specification and widened to 4.5m. To ensure no crossover of visitors to the site a 30minute break is conditioned between each booking. Parking proposed is adequate and in line with the details submitted. There is no precise definition of "severe" with regards to NPPF Paragraph 109, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- *The highway network is over-capacity, usually for period extending beyond the peak hours*
- *The level of provision of alternative transport modes*
- *Whether the level of queuing on the network causes safety issues*

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Introduction/Site Location

Change of use to land to be used for dog exercise/training

Existing Conditions

Carriageway of good conditions with a footway connection through from Careby to Little Bytham

Flood Risk and Drainage

No surface water flood risk. No change to natural drainage.

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 our website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Officer's Name: Sam Wood

Officer's Title: Senior Development Management Officer

Date: 9 December 2022