

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

District: East Lindsey District Council

Application number: N/149/02233/22

Application Type: Full Major Planning Application

Proposal: Planning Permission - Change of use of land to provide a mixed use of wildflower meadow, gun dog training field, gun dog training pen and pheasant pen. Erection of a detached building to provide kennels, equipment store and utility room. Erection of boundary fences to the maximum height of 2 metres

Location: Land at Ings Lane, Scamblesby

Response Date: 9 February 2023

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.

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 Objection

Comments:

The proposal is for the change of use of land to provide a mixed use of wildflower meadow, gun dog training field, gun dog training pen and pheasant pen. Erection of a detached building to provide kennels, equipment store and utility room. Erection of boundary fences to the maximum height of 2 metres. The site is accessed off Ings Lane, via the privately maintained Ings Lane, this joins the highway maintained at the public expense at a junction with Chapel Lane / Rowgate Road which has suitable visibility and parking has been allocated. Therefore, the proposals are not seen to have an unacceptable impact on the Public Highway Safety or Severe Impacts on the Road Network.

It is proposed that surface water will be captured and infiltrated into the ground by use of a soakaway and surface water will also continue to run off from impervious areas to infiltrate into the ground and therefore not cast onto neighbouring land.

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.

Officer's Name: Joseph Walden
Officer's Title: Senior Development Management Officer
Date: 9 February 2023