

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

**District: South Kesteven District Council**

**Application number: S23/0604**

**Application Type: Full**

**Proposal: Visitor access and parking improvements, including: new parking layout with electric vehicle charging points, improvement of surface water drainage, hard and soft landscaping, installation of new fences/railings, construction of 2no. new ticket kiosks, alteration of existing visitor reception building to provide Changing Places WC and covered storage for mobility buggies**

**Location: Belton House, The Drive, Belton, Lincolnshire, NG32 2LS**

**Response Date: 3 May 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.

**Application number: S23/0604**

**Application Type: Full**

**Location: Belton House, The Drive, Belton, Lincolnshire, NG32 2LS**

## **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 objections**

This proposal seeks to improve the internal site access and parking arrangements for the benefit of visitors, as well as improvements to the existing visitor reception building. The proposals will not generate an increase in visitor numbers.

Access to the highway will be retained solely via Belton village, and previous proposals to reintroduce access from Lion Gates have been omitted. As such, the proposals will have no impact upon the public highway.

Surface water will be managed on site through the use of permeable surfaces and linear soakaways.

### **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: Becky Phillips-Melhuish**

**Officer's Title: Growth Manager (Planning Advice)**

**Date: 3 May 2023**