

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

District: South Kesteven District Council

Application number: S23/0343

Application Type: Full-Major

Proposal: Proposed change of use of land to create dog exercise paddocks - including associated vehicular hardstanding and secure boundary treatment.

Location: Land to the East of Bourne Road, Thurlby, Bourne, Lincolnshire, PE10 0EL

Response Date: 16 June 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 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.

Introduction/Site Location

The proposal is for the use of land for dog exercising/training/activities with toilet building and formation of associated access drive, car parking area, bund and new fencing.

Existing Conditions

The site is located to the north of Northfields Road East and to the west of Cross Road, a short distance to the north of the A1175 Deepings By-Pass. The site is a 3Hectare Paddock/Irrigation Pond and the area of the access drive presently forms part of a caravan storage area.

Highway safety

The access exists and has good visibility in both directions. The access to the site requires upgrading to Lincolnshire County Council Specification.

Highway capacity

Deeping Gate Tree Nursery, Lakeview Pet Crematorium, Lakeview House and Lakeview Caravan Storage all form part of the wider site and use the existing access. The proposal will result in an increase in vehicle movements however it will not be severe in accordance with NPPF.

There is no precise definition of "severe" with regards to NPPF Paragraph 111, 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.

Travel Plan

Not required.

Site Layout

Is acceptable, the parking area was sized to accommodate roughly the number of cars anticipated although there is ample space to park on adjoining grass if required. The likelihood is that any larger events such as these would be occasional, and would take place at off-peak times such as weekends and evenings, and that other smaller events would involve lesser numbers of vehicles and dogs.

Flood Risk and Drainage

No changes are proposed to existing ground levels. Surface water will be appropriately managed. Surface water from the site and roadways (which will comprise permeable materials) will discharge to ground, and to the existing drainage network around the site.

Officer's Name: Sam Wood

Officer's Title: Senior Development Management Officer

Date: 16 June 2023