

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

**District: South Kesteven District Council**

**Application number: S23/0034**

**Application Type: Full - Major**

**Proposal: Use of land for dog exercising/training/activities with toilet building and formation of associated access drive, car parking area, bund and new fencing**

**Location: Lake View House, Northfield Road East, Market Deeping, Lincolnshire, PE6 8GX**

**Response Date: 19 July 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**

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.

### **Comments:**

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

### **Introduction/Site Location**

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.

### **Existing Conditions**

The site is a 3HA Paddock/Irrigation Pond (The area of the access drive presently forms part of a Caravan Storage Area)

### **Highway safety**

There are no recorded Personal Injury Accidents within the vicinity of the site.

### **Highway capacity**

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.

### **Site Layout**

The access drive, which will be formed of compacted hardcore, with a Breendon gravel (or similar) top-dressing will run to the rear of the existing hedge and tree line that runs along the northern side of Northfields Road East. In order to maintain the security of the caravan storage facility, it is proposed to form a ditch alongside the drive on its northern side as well as a 2m high bund. To the rear of the bund, the boundary with the caravan storage site will be defined by a 2m high palisade type fence. The driveway will run to a newly formed parking area to the west of the pond, with parking for approximately 15-cars. There is ample space for an overflow car park on the grass which would be unlikely to be required. Access to the site will be controlled by a security gate on the new access drive, which will be controlled by an access code.

### **Flood Risk and Drainage**

The application site is predominantly located within EA Flood Zone 3. Given that the proposals are for a change of use only and given that the development comprises a water compatible development that is appropriate within Zone 3, it is not considered that the development in this case will not have any flood risk implications. 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.

### **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: 19 July 2023**