

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

District: South Holland District Council

Application number: H05-0758-23

Application Type:

Proposal: Demolition of existing single-storey cabins and erection of new twostorey motel accommodation

Location: Anglia Motel, Washway Road, Fleet, Spalding, PE12 8LT

Response Date: 19 September 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.

Application number: H05-0758-23

Application Type: Full Major

Location: Anglia Motel, Washway Road, Fleet, Spalding, PE12 8LT

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:

The proposal is to replace the existing single storey cabins within the long-established Anglia Motel complex on the side of the A17 with new two-storey motel accommodation. The use type is not to be changed but the number of rooms is to be increased. The complex provides other facilities, principally for those travelling along the A17, and has good quality accesses onto that road for safe and suitable access to and egress from the site. More than adequate parking is already provided on the site for private cars, commercial vehicles and HGVs.

In consideration of the above and 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 and therefore does not wish to object to this planning application.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 19 September 2023