

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

District: South Holland District Council

Application number: H09-1133-23

Application Type: Full

Proposal: Change of use of children's care home (Use Class C2 Residential Institutions) to an independent school - Learning and Non-Residential Institution (Use Class F1 (A) Provision of Education)

Location: Three Chestnuts, Fen Road, Holbeach, PE12 8QD

Response Date: 26 January 2024

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 objection

This proposal is for the change of use of children's care home (Use Class C2 Residential Institutions) to an independent school - Learning and Non-Residential Institution (Use Class F1 (A) Provision of Education) to existing premises located on Fen Road, Holbeach.

The anticipated school arrival and departure times (Monday – Friday) will be approximately 9 am – 3.30pm. The children will be transported to and from school via a school transport vehicle, either a minibus or private taxi. The school will facilitate the education of up to 24 pupils, it can be anticipated that a maximum of 6 school transport vehicles (4 pupils per vehicle) will be utilised for school arrival and departures. The pupils will be dropped off and collected within the application site. There will be eight employees (Teaching staff) on site. The application site facilitates the provision of 9no. Vehicular parking spaces available for use by employees if required. In addition the external garage provides a suitable cycle storage facility for employees who cycle to work. No alterations are proposed to the existing site access off the B1168 Fen Road.

The change of use of the building will utilise the existing access from Fen Road which is subject to a 50mph speed limit and serves the current use and meets the guidelines set out in Manual for Streets for visibility. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear allowing drivers intending entering the highway to judge if it is safe to complete the manoeuvre. Additionally, there has been no recorded Personal Injury Accidents (PIA) in the vicinity of this junction in the last five years.

The National Planning Policy Framework (NPPF) is clear in its advice, that developments should be resisted or refused only where the residual cumulative transportation impacts are severe, or that the development would have an unacceptable safety impact. This is clearly not the case from this application, as the the overall impact of vehicle trips created by the development on the highway network will be negligible and therefore it is considered that the proposed development would not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the NPPF.

No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk as there is no change to the existing building and therefore, there is no increase in the flood risk to others.

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: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 26 January 2024