

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

District: Boston Borough Council

Application number: B/24/0094

Application Type: Major

Proposal: Change of use of paddock to dog recreation and exercise facility

Location: Land North East of Fellands Gate, Old Leake, Boston

Response Date: 8 April 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

The application site measures approximately 2.5ha and is adjacent Lakeside Fishing Retreats, which the applicant is currently constructing and aiming to open in Spring 2024. The proposed dog park will help to diversify activities adjacent the site and provide further opportunities for staying guests, to ensure guests have a more pleasurable experience. Whilst it is expected that the dog agility site will be most often used by guests, it is not proposed that the development would be for use exclusively by guests of the holiday site and will be available to locals. The proposed development would be bookable via an online automated system for 50-minute sessions which ensures that only one customer will be using the facility at any one time. The proposal would therefore not generate any significant levels of activity throughout the day in terms of vehicular traffic or noise. Visitors to dog park will park in the visitor bays (9 no.) provided at Lakeside Fishing Retreats, and then walk over to the park. Access to the dog park will not be granted through the existing bungalow site to the site's frontage with Fellands Gate. It should be noted that as part of the Lakeside Fishing Retreats holiday park, the applicant has made significant investment into highway improvements in the local area, through the provision of 3x passing places along Fellands Gate helping to alleviate any minor, immaterial additional trips on the local highway network. There will be no increase in surface water run-off from the proposal as water will naturally percolate into the ground.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application will not increase in surface water run-off from the proposal as water will naturally percolate into the ground. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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: 8 April 2024