

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

District: South Kesteven District Council

Application number: S24/1133

Application Type: Full

Proposal: Proposed change of use of land to form sports ground, car park, 2(no.) access points from cross road and erection of toilet block.

Location: Land west of Cross Road, Deeping St James, PE6 8LQ

Response Date: 18 December 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 subject to;

- **Planning Conditions** as detailed below.

Comments:

The application proposals are for the change of use of an approximate area 4.3ha of agricultural land to use as a sports ground, for Deeping United Football Club. The site is located on the western side of the southern section of Cross Road.

The land will be used for the provision of football pitches for use by Deeping United Football Club.

Adequate car parking provision is proposed within the limits of the site and, in terms of access, it is proposed to provide an in and out arrangement, therefore access points will be located at the northern and southern ends of the site frontage.

There is no precise definition of "severe" with regards to NPPF Paragraph 115, 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.

Flood Risk and Drainage

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. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

As a result of the proposed development, the provision for a footway is required, to link with the existing PROW network. Therefore, enabling a direct connection from Market Deeping, for both, pedestrians and cyclists. Please refer to the appropriate condition, detailed below.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

HP00

A 2m footway shall be provided in the verge along Towngate East from directly opposite the existing public right of way to Cross Road in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall include tactile crossings on the north and south verges of Towngate East to link to the existing public right of way. The footway shall be constructed in accordance with the approved details and be available for use prior to the sports ground hereby permitted first being brought into use.

Reason: In the interests of highway/public safety and to ensure a satisfactory form of development.

HP00

A 2m footway shall be provided in the verge along Towngate East from directly opposite the existing public right of way to Cross Road in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall include tactile crossings on the north and south verges of Towngate East to link to the existing public right of way. The footway shall be constructed in accordance with the approved details and be available for use prior to the sports ground hereby permitted first being brought into use.

Reason: In the interests of highway/public safety and to ensure a satisfactory form of development.

Informatives

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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 the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 18 December 2024