



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

**District: Lincolnshire County Council**

**Application number: PL/0048/24**

**Application Type: Full - Major**

**Proposal: For change of use of Minerva House to create Children's Services hub with Early Years provision, Children's Centre, and Sixth Form accommodation, including the creation of fenced external play areas**

**Location: University of Lincoln Holbeach Campus, National Centre For Food Manufacturing, Park Road, Holbeach**

**Response Date: 2 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 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.

### **Introduction/Site Location**

*The application is for the change of use of Minerva House to create Children's Services hub with Early Years provision, Children's Centre, and Sixth Form accommodation, including the creation of fenced external play areas. Minerva House is located to the south of the A17 at Holbeach. To the south of the site is the University Academy of Holbeach, to the west of the site is the National Centre for Food Manufacturing and to the east is Penny Hill Road.*

### **Existing Conditions**

The access road is a private road not adopted by Lincolnshire County Council but it is of an acceptable standard. Penny Hill is public highway. The site was previously occupied by the University of Lincoln for education and research. There are good connections to the site, a segregated footway/cycleway links to the site onto the A17 into Holbeach.

### **Highway safety**

There are four reported personal injury accidents being slight in severity but they are located on the A17 not in the immediate vicinity of the site location.

### **Highway capacity**

The submitted Transport Statement concludes that there will be a decrease in vehicle movements to those associated with the former use. 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.

### **Travel Plan**

The Travel Plan has been submitted and considered for the proposed development.

### **Site Layout**

Revisions have been made to the parking to ensure it is acceptable and fit for purpose. Adequate justification has been provided for the parking and the visitors that are envisaged to attend the site on a daily basis. There is an overflow car park too. There is a new internal pedestrian footpath joining the existing footpath on the unadopted access road. The vehicular access is as existing. Cycle parking is provided.

### **Flood Risk and Drainage**

The site is at low risk from Surface Water Flooding. No additional hardstanding is proposed for this Change of use application.

**Officer's Name: Samantha Legg**

**Officer's Title: Principal Development Management Officer**

**Date: 2 December 2024**