

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

District: East Lindsey District Council

Application number: S/201/01800/24

Application Type: Full

Proposal: Change of use from former Youth Training Centre to a mixed use falling within Use Class E (d) Indoor Sport and Recreation, Use Class E (f) non-residential crèche, day centre, or nursery, Use Class E (g) office, research & development, and any industrial process suitable for a residential area together with any use falling under Use Class B8 (storage & distribution)

Location: Access Your Future, Build A Future, Louth Road, West Ashby, Horncastle, LN9 5PT

Response Date: 03 February 2025

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.

Comments:

The proposal is for a change of use from former Youth Training Centre to a mixed use falling within Use Class E (d) Indoor Sport and Recreation, Use Class E (f) non-residential crèche, day centre, or nursery, Use Class E (g) office, research & development, and any industrial process suitable for a residential area together with any use falling under Use Class B8 (storage & distribution).

The site is located to the south of West Ashby, approximately 1 km north of Horncastle. It is previously developed land covering just over a hectare, situated off the main A153 behind two existing residential properties.

Existing Conditions

The site is almost entirely developed, featuring hard standing and buildings from its previous uses as an agricultural site and a youth training centre. The existing access is suitable for the proposed mixed-use development, ensuring safe entry and exit for all users.

Highway safety and capacity

The dimensions of the existing access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

The development proposals will generate additional vehicle trips per day, however due to the proximity to Horncastle and its location on the A153, the local highway network can accommodate the expected traffic without causing safety issues or significant queuing. In highways terms, the anticipated volume of traffic can be accommodated within capacity and will not result in an unacceptable impact on highways safety. There could be impacts on resident's amenity, noise, air pollution. These environmental impacts are for the Local

Planning Authority to consider and not within the remit of the Highways and Lead Local Flood Authority.

Site Layout

The existing buildings will be reused, maintaining the character of the site. The Applicant plans to introduce greenery and enhance existing hedgerows, improving the site's environmental value. The existing hard standing provides ample space for car parking, meeting the needs of the proposed mixed-use development.

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. This application will use the existing drainage systems. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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>

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 03 February 2025