

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

District: South Holland District Council

Application number: H03-0876-24

Application Type: Full-Major

Proposal: Change of use of land for use as dog exercise paddock to include associated gravel car parking area, fencing and field shelter

Location: Agricultural land opposite Vine House Farm, A1175 Main Road, Deeping St Nicholas, Spalding, PE11 3DG

Response Date: 21 January 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.

Introduction/Site Location

The application is for the change of use of land for use as dog exercise paddock to include associated gravel car parking area, fencing and field shelter. The site is located off the A1175 and it connected by a footway on the other side of the road that leads to Deeping St Nicholas and to Hop Pole. The site is located within a 40mph limit close to where the speed limit reduces to 30mph. There are no public rights of way affected by the proposal. The site is accessed by an existing agricultural access.

Existing Conditions

The site is currently vacant grassland of an area of 1.26ha. The access will be upgraded to Lincolnshire County Council Specification and widened to ensure safe passage of two-way traffic in and around the access and down the track to the car parking area. Parking has been increased to allow for an overlap of customers should this occur when one booking end and another begins. Six dogs can be exercised at any one time, customers will pay for an hour slot in advance via an online booking system. Access will be gained via a locked gate, and the customers will be supplied with the access code one hour prior to arrival. A maximum of three vehicles per hour will be allowed onto the site where the parking is provided in a locked compound.

Highway safety

There are no recorded Personal Injury Accidents in the vicinity of the site. Visibility from the access has been demonstrated to achieve 270m to the right out of the entrance and 425m to the left with a 2.5m 'x' distance this exceeds the requirements of Manual for Streets.

Highway capacity

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.

Site Layout

This is a private site, and the dimensions of the proposed 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.

Flood Risk and Drainage

The site is within flood zone 3 and has a high probability of flooding. However, since the application will not change the vegetative surface of the land as a grass paddock, and with only a small area of porous gravel for car parking, it is not considered that there is an increased risk of flooding as a result. Surface water flooding is at low risk.

Informatives

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: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 21 January 2025