



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

**District: North Kesteven District Council**

**Application number: 24/1431/FUL**

**Application Type: Full – Major Planning Application**

**Proposal: Change of use from vacant sports centre to a SEND school**

**Location: Weaver Road Leisure Centre, Weaver Road, North Hykeham, Lincoln, LN6 3QN**

**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 objection subject to:**

- **Two Crossing Upgrades**

**Comments:**

### **Introduction**

The proposal is for the change of use from vacant sports centre to a SEND school.

### **Existing Conditions**

The site is located in close proximity to the A46 with good transport links and bus stops located to the Southeast of the site on Whisby Road, however, two of the crossings from the site entrance back to the bus stop are not up to modern day standards, therefore, the Highway Authority request that they are upgraded to tactile crossings.

### **Highway safety and capacity**

The access to the site remains unchanged and the parking provision proposed of 79 parking spaces (including 12 spaces for taxis and minibuses) exceeds the requirements of the expected 48 staff, allowing ample visitor spaces if needed. Furthermore, the site has good sustainable connections, however, two of the nearby crossing points are not up to modern standards, in order to improve accessibility to the site for pedestrians of all abilities, the Highway Authority are requesting that these crossings are upgraded to tactile crossings. The site is not expected to have an unacceptable impact on the public highway safety

Although there is an increase in the trips made at peak times in the morning, there is a decrease in trips made at peak times in the afternoon, overall trips to and from the site are expected to be lower than when the site operated as a leisure centre, it is not expected that these movements would have a severe impacts on the road network.

### **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 proposes no change to the surface water management of the site. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

## **Planning Conditions:**

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

### **Highway Condition**

The development hereby permitted shall not be occupied before the pedestrian crossing point over the access to the site and the junction of Weaver Road and Kingsley Road have been upgraded to tactile crossing points, to improve the existing footway network for vision impaired pedestrians, they will be provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

## **Informatives**

### **Highway Informative 02**

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

### **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](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

**Officer's Name: Joseph Walden**

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

**Date: 21 January 2025**