

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

District: South Holland District Council

Application number: H16-1091-24

Application Type: Full - Major

**Proposal: Erection of 100 seat spectator stand, standing terrace and 2 dugout shelters -
Retrospective**

Location: Sir Halley Stewart Playing Field, Kings Road, Spalding, PE11 1DA

Response Date: 17 March 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 proposal is for the erection of 100 seat spectator stand, standing terrace and 2 dugout shelters – Retrospective. It is an established Playing field/Football club. The works are underway as the club has been promoted and they require upgraded facilities. The site is located of Knags Road, Spalding which is a central urban area to Spalding.

Existing Conditions

There are 70 parking spaces in the adjacent public car park and good connections to the site.

Highway safety

There are no reported personal injury accidents in the vicinity of the site.

Highway capacity

The proposed development is to facilitate the comforts of attendees of matches by providing seating and shelter, along with appropriate facilities for team managers. These facilities are required to comply with league rules – they are not related to the number of visitors to the site.

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.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport.

Site Layout

The site is private, and it is for the upgrade of facilities.

Flood Risk and Drainage

The site is in flood zone 3a – outdoor sport is considered to be water compatible. There is a very low risk of Surface Water Flooding.

Storm water will be collected from the roofs for all storms up to 1:100yr event + 40% for climate change. The proposed storm water system will discharge into the existing Anglian Water Surface Sewer located on Winfrey Avenue Road. The runoff from the roofs will be directed into a proposed 300mm gravel strip where it will undergo filtration. From there it will be collected by rainwater pipes and discharged into the Surface Water Sewer. Discharge from the site will be restricted to greenfield runoff rate and there will be an orifice plate to control the flow.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 17 March 2025