

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

ENVIRONMENTAL STATEMENT REGULATION 24

PLANNING APPLICATION: N/015/00560/17

APPLICANT: Mr. K. Olivant,

PROPOSAL: Planning Permission - Change of use of land to form a motorcross race track which is to include landscaping (works already commenced).

LOCATION: LAND OFF HIGH STREET, BENNIWORTH, MARKET RASEN.

In accordance with Regulation 24 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 06 September 2017

DECISION: Refused for the following reasons:

1. Despite the limited number of race meetings the proposed development would have a significantly harmful impact on the Lincolnshire Wolds AONB by reason of landscape harm, harm to visual amenities and noise. There are no exceptional reasons or over-riding public benefits from the scheme that would outweigh these harms. To allow the application in these circumstances would be contrary to Policies A4, A5, C11, T1, REC1, REC9, REC11 in the East Lindsey Local Plan Alteration 1999. This reason for refusal would be in line with paragraphs 115, 116 and 123 in the National Planning Policy Framework.
2. Despite the limited number of race meetings the proposed development would have a significantly harmful impact on the amenities of those living at the nearest residential properties of Wayside, Belmont House Farm, Belmont House, Parkview and Benniworth Walk Farm due to the noise emanating from the site on race days. This noise would also have an adverse impact on other people living and working in the area and using the local public rights of way including the Viking Way long distance footpath and the promoted Lindsey Trail. This harm would be contrary to Policy A4 in the East Lindsey Local Plan Alteration 1999. This reason for refusal would be in line with paragraph 123 in the National Planning Policy Framework.
3. The proposed race track would by virtue of the noise emanating from the site on race days have a significantly harmful impact on the setting and hence significance of the following heritage assets:-
 - a. church of St. Andrew, Donnington on Bain;
 - b. Benniworth House, Donnington on Bain;
 - c. Belmont House, Benniworth; and
 - d. church of St. Julian, Benniworth

It is also considered that insufficient information has been submitted in

relation to these heritage assets. To allow the application in these circumstances could lead to a situation whereby significant, but less than substantial harm is caused to heritage assets. It is considered that the benefits of providing the race track and the limited number of days of its use would not outweigh the harm that would be caused to the identified heritage assets. The harm to the assets listed above would be contrary to Policy C2 in the East Lindsey Local Plan Alteration 1999. This reason for refusal would be in line with Paragraphs 128, 132 and 134 in the National Planning Policy Framework.

The documents can be inspected free of charge during the working hours of 8.45a.m - 5.00p.m. Monday - Friday at the Planning Department, East Lindsey District Council, Tedder Hall, Manby Park, LOUTH, Lincolnshire. LN11 8UP

20/09/2017