

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

**District:** East Lindsey District Council

**Application number:** N/016/02290/22

**Application Type:**

**Proposal:** Planning Permission - Change of use of land to provide a touring caravan site and erection of a shower/toilet block.

**Location:** Jorich Farm, Back Lane, Bilsby, Alford, LN13 9PT

**Response Date:** 29 December 2022

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**

#### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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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.**

**Comments:**

The proposed facility would be accessed via the existing farm access, which is of a good, modern constructional standard and enjoys suitable visibility in both directions for drivers to be able to emerge safely into Back Lane at this point.

Although Back Lane is relatively narrow, there is an existing passing place, within sight of the farm entrance, where on-coming vehicles may be able to pass one another.

The site is within reasonable walking distance of the centre of Alford, where shops, cafes and public houses may be found.

Whilst there are no footways along Back Lane, the farm entrance is a relatively short distance from the end of the Alford footway network, the road is straight and the verges are suitable for pedestrians to step onto when a vehicle is passing. It is therefore considered that safe pedestrian access to the proposed development can be achieved. Therefore, 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 and so does not wish to object to this planning application.

**Officer's Name: Jon Sharpe**

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

**Date: 29 December 2022**