

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: East Lindsey District Council

Application Ref: N/031/01400/22

Proposal: **Planning Permission - Alterations to existing layout and change of use of land to form an extension to existing caravan park to provide a total of 66no. touring caravans and 11no. static caravans. Erection of a welfare building and site plant and dry store within a fenced compound**

Location: **Oaklands Caravan Park, Skegness Road, Chapel St Leonards, PE24 5UQ**

With reference to the above application received 14 September 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

This proposal is for alterations to existing layout and change of use of land to form extension to existing caravan park to provide a total of 66no. touring caravans and 11no. static caravans and the erection of a welfare building, site plant and dry store within fenced compound. The proposal will utilise the existing access from Skegness Road which serves the current facility and meets the guidelines set out in Manual for Streets and adequate parking provision is proposed within the limits of the site.

Whilst there will be an increase of 2no. static caravans and 25no. touring caravans, those movements associated with the those units would not be during the traditional peak time periods and spread out during the day. Therefore, this would not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the National Planning Policy Framework. There has been no recorded accidents at the access to the site on Skegness Road.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding Drainage on all Major Applications.

In accordance with the NPPF, Local Planning Authorities should ensure that that flood risk is not increased elsewhere and the scheme "considers sustainable drainage systems, unless there is clear evidence that this would be inappropriate" (NPPF Paragraph 165). The Flood Risk Assessment included within this submission details that, given the proximity of the dyke around the boundaries of the site, it is proposed that surface water will be discharged to an existing storm water outlet for the site, which outfalls into the drainage dyke. The surface water system will be designed so existing greenfield runoff rates will not be exceeded; this can be dealt with via an appropriately worded planning condition.

Please note the Countryside Services response for the provision of a dedicated Public Footpath through the site to make connection with the existing Public Right of Way.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Case Officer:

Dean Whitehead
for Warren Peppard

Date: 4th October 2022

Head of Development Management