

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/100/01634/21

Proposal: **Change of use of land for the siting of 30 no. touring caravan pitches, 5 no. log cabins, 15 no. camping pods to include a reception building, a bin store and the excavation of land to form a feature pond. Alterations to widen the existing vehicular access and provision of internal roads and vehicular parking areas**

Location: **Land adjacent to Nutty Cottage, Louth Road, Legbourne, Louth, LN11 8LQ**

With reference to the above application received 5 October 2021

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)

The proposals are for the siting of 30 touring caravans, 5 log cabins and 15 glamping pods at land adjacent to Nutty Cottage, Louth Road, Legbourne.

The proposed development is served by an existing access, which will be improved and widened, in line with Manual for Streets. The development is remote from Louth, with no pedestrian connections, therefore, appropriate mitigation determined suitable to accommodate the proposed development is for the provision of two bus stops to be provided at the site entrance, which will serve route 50, for a connection into Louth or Legbourne. The Applicant is required to deliver these works under a S278 Agreement with this Authority.

It is considered that that the proposals would not result in an unacceptable impact on highway safety.

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. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate

vicinity of the site.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Highway Condition 21

No part of the development hereby permitted shall be occupied (apart from those works specified) before the works to improve the public highway (by means of provision of two bus stops along with the associated infrastructure including footway link and tactile crossing) have been certified complete by the Local Planning Authority.

To ensure the provision of safe and adequate means of access to the permitted development.

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.

Case Officer:

Sarah Heslam

**for Warren Peppard
Head of Development Management**

Date: 22 March 2022