

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

District: East Lindsey District Council

Application number: N/110/02160/22

Application Type: Full - Major

Proposal: Planning Permission - Siting of 19no. static caravans with associated vehicular parking, pedestrian footpaths, internal access roads, landscaping and infrastructure above and below ground

Location: Golden Sands Holiday Park, Quebec Road, Mablethorpe, LN12 1QJ

Response Date: 6 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

This proposal is for the siting of 19no. static caravans with associated vehicular parking, pedestrian footpaths, internal access roads, landscaping and infrastructure above and below ground. The proposal will utilise the existing access from Quebec Road which serves the current facility and meets the guidelines set out in Manual for Streets.

The submitted Proposed Site Layout Plan shows the layout of the proposed 19 additional pitches on the existing parking area which has been identified by Haven as being surplus to requirements following the installation of an arrivals lodge under planning permission ref. N/110/00144/21 to the immediate north of the application site. The use of the arrivals lodge means that guests are now checked in much quicker (with the check-in process only lasting around 20-30 seconds per car), which, in turn, has significantly reducing the need for cars to park up prior to check-in. Alternative parking areas exist around the nearby central facilities area should guests require further assistance during the check-in process.

The proposed parking provision of one space per static pitch adequately meets the parking requirements of the site. There is no evidence of any existing road safety problems which would be exacerbated by the small number of trips generated by the proposal which are naturally similar to the existing use. During the morning peak highway network hour there will be just 1 two-way trips, whilst in the evening peak there will be a total of 3 two-way trips attributable to the development of the former Overspill Car Park. The additional trips would be imperceptible from the current trip generation of the park.

The overall impact of vehicle trips caused by the development on the highway network will be negligible and therefore it is considered that the proposed development would not not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the National Planning Policy Framework.

Although there has been three recorded incidents along Quebec Road, these have been classified as slight and there is no evidence to suggest any existing road safety problems in the vicinity of the site or at the existing access junction.

As the site is located in Flood Zone 3, a Flood Risk Assessment (FRA) has been submitted to accompany this planning application and to address relevant requirements of the NPPF. Overall, the FRA demonstrates that the proposed development could proceed without being

subject to significant flood risk and complies with relevant local and national planning policy. It also confirms that the development will not result in increased flood risk to third parties if there is suitable management of surface water runoff.

It is therefore proposed to discharge into the watercourses adjacent to the development parcel in line with the surface water hierarchy. A runoff rate of 2.3l/s is proposed which will be restricted and necessary to provide surface water attenuation to balance the excess volume in a safe manner. Sufficient storage should be provided for events up to the 1 in 100-year storm with a 40% allowance for climate change. To balance the excess surface water runoff generated by the proposed development in a sustainable way, storage will be provided through voided sub-base beneath roads and paths and cellular storage crates prior to outfall to The Cut watercourse at a restricted rate. Runoff from the impermeable road networks will be intercepted directly and runoff from caravan roofs and landscaping will be diverted into these attenuation systems.

No Objections

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 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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 6 December 2022