

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

District: East Lindsey District Council

Application number: S/153/02454/22

Application Type:

Proposal: Planning Permission - Change of use of the existing touring caravan site for the siting of 20no. static caravans

Location: North Shore Holiday Centre, Roman Bank, Skegness, PE25 1SL

Response Date: 21 February 2023

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.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Application number: S/153/02454/22

Application Type: Full Major

Location: North Shore Holiday Centre, Roman Bank, Skegness, PE25 1SL

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

The Application site is part of the established North Shore Holiday Centre and the proposed use will not require any alteration to the existing access arrangement, which is from the A52 via Elmhirst Avenue, the first part of which is a public highway, and this arrangement has operated safely for many years. The proposed use would not be expected to increase vehicular activity on this part of the network and neither would it be expected to increase flood risk.

In view of the above and having regard for the guidance within the NPPF, the highway authority and lead local flood authority does not wish to object to the grant of Consent for this Application.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 21 February 2023