

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

District: East Lindsey District Council

Application number: S/039/00184/23

Application Type: Full - Major

Proposal: Planning Permission - Change of use of land to provide an extension to the existing caravan site for the siting of 96no. static caravans, excavation of land to provide 5no. ponds, construction of internal access roads and associated landscaping

Location: Belvedere Lakes Caravan Park, Low Road, Croft, PE24 4RQ

Response Date: 18 July 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.

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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: Approve with conditions

Highway Condition 20

The development hereby permitted shall not be occupied before a 2.0 metre wide footway, to connect the development to the existing Public Right of Way Network (Footpath 274) from the Northwest corner of the development site on to Low Road, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

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.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway by improvements to the existing bus stops on the A52 to 160mm raised kerbs for 5.0 metres approximately including associated works and signage have been certified complete by the Local Planning Authority.

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

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

Note to Planners

Please can you provide a condition to ensure internal footway links are provided within the development site to make connection with the highway footways in both the Northwest and Southeast corners of the site to make safe pedestrian connectivity for sustainable travel without the use of motor vehicles.

This proposal is for the change of use of land to provide an extension to the existing caravan site for the siting of 96no. static caravans, excavation of land to provide 5no. ponds,

construction of internal access roads and associated landscaping at Belvedere Lakes Caravan Park, Low Road, Croft, PE24 4RQ

In view of there being no accident records within the last 5 years at the junction of Low Road with the A52 or at the sites access and the estimated minimal traffic impact, the proposed development will not be detrimental to highway safety, and thus is compliant with the National Planning Policy Framework. Due to the fact that there are no accidents within the vicinity of the existing access, the Highway Authority are unable to reduce the current speed limit. The site is well served by public transport facilities, and many local services can be accessed by walking and cycling. With reference to the policy statement in Paragraph 111 of the National Planning Policy Framework, any residual cumulative effect of the proposed development on the road network could in no way be considered 'severe'; nor would there be any 'unacceptable impact on highway safety'. Overall, the proposed development will be adequately served in terms of access and transport without creating any perceptible impact on the existing local network in terms of traffic flow or highway safety.

It is proposed that the surface water from the caravans should discharge directly into the ponds and that the internal roadways where possible, crossfall into infiltration trenches that run adjacent to the roadways and then in turn discharge back into the piped network via by a series of perforated pipes at the bases of the trenches, and discharge at a controlled rate to the ponds. As the site is truncated by a ditch, then it is proposed to provide two outfalls, one either side of the site, again at a restricted rate.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 18 July 2023