

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

District: South Holland District Council

Application number: H23-0471-23

Application Type:

Proposal: Erection of 19 holiday lodges, reception building, facility managers accommodation & maintenance shed, 2 fishing lakes and associated hard and soft landscaping

Location: Bleu Raye Farm, Millgate, Whaplode, PE12 6RY

Response Date: 25 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

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: H23-0471-23

Application Type: Full Major

Location: Bleu Raye Farm, Millgate, Whaplode, PE12 6RY

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:

Part of the Application Site has previously been granted Consent, under reference H23-0848-19, for a Residential Gypsy/Traveller site. The access to that development is in the same location as that for the proposed development. Whilst a start appears to have been made on the construction of the vehicle access crossing, that part of this crossing which falls within the highway verge must be constructed to the highway authority's specification that is current at the time of construction. The construction shown on the submitted details does not comply with the current highway authority specification.

The site is considerably outside of the settlement boundary of the nearest village and therefore residents/visitors will be more likely than not to use their vehicles to travel to shops, pubs and other facilities within those villages. This is not considered, of itself, sufficient cause for withholding the grant of Consent on highway grounds. Whilst the overall area of the development being proposed in this Application is greater than that of the Gypsy/Traveller development and the number of units is greater for this Application than that of the Gypsy/Traveller development, the nature of the proposed development is such that the vehicular movements are unlikely to be greater than those of the previously Consented development.

In view of the above and 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 and therefore does not wish to object to this planning application.

Informatives

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. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle

access application. The application form, costs and guidance documentation can be found on the highway authority website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Officer's Name: Jon Sharpe

Officer's Title: Principal Development Management Officer

Date: 25 July 2023