

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

**District: East Lindsey District Council**

**Application number: S/170/01098/23**

**Application Type: Full - Major**

**Proposal: Planning Permission - Change of use of land to use for the siting of 13no. static caravans and construction of an access road (works started)**

**Location: Glen Lodge Country Park, Edlington Moor, Stixwold, LN10 6UL**

**Response Date: 7 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**

### **Planning Conditions**

#### 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 Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

#### Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of 2no. passing places 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.

This application is for the change of use of land to use for the siting of 13no. static caravans and construction of an access road (works started) at Glen Lodge Country Park, Edlington Moor, Stixwould, LN10 6UL.

The carriageway from both junctions of Stixwould Road and Monument Road is a narrow single track road and the increase in vehicular trip generation for the additional units would

cause over-run damage to the carriageway edge and rutting of the highway verges because the carriageway is unable to accommodate the passage of two way vehicular movements.

Additionally, various sections along the existing carriageway are showing deformation of the carriageway construction and will be unable to withstand additional traffic without causing further damage, to the detriment of the highway user.

The Highway Authority are aware of an existing passing place located to the West of the development site, however, in order to support this application, mitigation will be required on the carriageway to the East of the development site with a scheme of highway improvement works to the existing carriageway to accommodate the passage of two way vehicle movements in the form of two passing places, which are to be agreed with the Highway Authority.

Surface water from the proposed development will naturally infiltrate in to the ground and to an existing watercourse and therefore, it would not be expected to increase surface water flood risk.

### **Note to planners**

This development does not directly affect any Public Rights of Way, but safe access will be needed by site users. The main destination for site users shall be Woodhall Spa. To that end the site should be encouraging residents to reduce car miles by producing non-motorised alternatives for site users. An obvious linkup here would be to access the safer permissive routes across the adjacent Woodhall Country Park (some kind of agreement between the two sites will be necessary and ought to be made a requisite of this application) reducing the amount of road walking. The site should be instructed to provide a leaflet to each resident encouraging walking, riding and cycling with safer routes identified for them.

**Officer's Name: Dean Whitehead**

**Officer's Title: Senior Development Management Officer**

**Date: 7 July 2023**