

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

**District: West Lindsey District Council**

**Application number: 146812**

**Application Type: Full**

**Proposal: Planning application for the change of use of land for siting of caravans (lodges) - resubmission of 144599.**

**Location: Poplar Farm, Tealby Road, Walesby, Market Rasen, Lincolnshire, LN8 3UL**

**Response Date: 28 June 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: No Objections**

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.

### **Comments:**

There is no precise definition of "severe" with regards to NPPF Paragraph 111, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

The dimensions of the proposed access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

### **Informatives:**

#### **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>

**Note to Officer:**

It is recommended the private access track is upgraded to a metalled surface and tied into the existing access.

**Officer's Name: Justine Robson**

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

**Date: 28 June 2023**

Chief Fire Officer: Mark Baxter

My Ref: 10034702780/JF  
Your Ref: 146812

Lincolnshire Fire and Rescue  
Skegness Fire Station  
Churchill Avenue  
Skegness  
Lincolnshire  
PE25 2RN

Head of Planning  
Lincolnshire County Council  
County Offices  
Newland  
Lincoln  
LN1 1YL

**For the attention of the relevant Planning Officer**

Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

20 June 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION - THE CHANGE OF USE OF LAND FOR SITING OF  
CARAVANS (LODGES) - RESUBMISSION OF 144599 – POPLAR FARM,  
TEALBY ROAD, WALESBY, MARKET RASEN, LINCOLNSHIRE, LN8 3UL.**

I refer to the planning application reference 146812. The Fire Authority will make no objection to the application provided the following requirements are met:

**Access:**

**Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.**

**Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5.**

**Specific consideration should be given to the access track beside Poplar Farm, off Tealby Road. Access roads should also have:**

- **Minimum 3.7m width between kerbs**
- **Minimum width of gateways 3.1m**
- **Minimum height access of 3.225m**
- **A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long. From the site layout provided it appears this latter point has been addressed.**



**Adequacy of Water Supply:**

**From the information provided in the design and access statement  
Lincolnshire Fire & Rescue acknowledges that adequacy of water supply has  
been considered and appears to be appropriate.**

Should you wish to discuss this matter, please do not hesitate to contact me on the  
telephone number or email below.

Yours faithfully

Joshua Frost  
Fire Safety Inspector  
Lincolnshire Fire & Rescue  
Lincolnshire County Council  
Email: [fire.safety@lincolnshire.gov.uk](mailto:fire.safety@lincolnshire.gov.uk)