

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

District: East Lindsey District Council

Application number: S/039/00296/23

Application Type: Full - Major Planning Application

Proposal: Planning Permission - Change of use of land to form an extension to the existing caravan site for the siting of 37no. static caravans, excavation of land to provide a lake with safety netting around the perimeter, provision of carparking, 2no. tennis courts and associated lighting.

Location: Golf Driving Range adjacent Rivulet House, Low Road, Croft

Response Date: 9 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 Objection

Comments:

The proposal is for the change of use of land to form an extension to the existing caravan site for the siting of 37no. static caravans, excavation of land to provide a lake with safety netting around the perimeter, provision of carparking, 2no. tennis courts and associated lighting. The site will be accessed via the established entrance on Low Road. This access will need to be brought up to Lincolnshire County Council's specification, the comments from the applicant have been noted relating to condition 6 of planning application S/039/02431/21.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application surface water run-off will discharge into water features, there is sufficient undeveloped area within the site that will allow surface water to continue to run off from impervious areas and infiltrate and therefore not be cast onto adjacent land. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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.

Note to Planner

The Highway Authority feel it would be beneficial to have a second pedestrian link to the Southeast of the site, however, the lack of this provision would not be a reason alone to refuse the 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 our website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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>

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 9 June 2023

Chief Fire Officer: Mark Baxter

My Ref: 10090636559
Your Ref: S/039/00296/23Highways SuDS Support
Lincolnshire County Council
County Offices,
Newland,
Lincoln
LN1 1YLLincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RNSent by email: HighwaysSUDsSupport@lincolnshire.gov.uk

7 March 2023

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - GOLF DRIVING RANGE ADJACENT RIVULET
HOUSE, LOW ROAD, CROFT**

I refer to the outline planning application reference **S/039/00296/23**. The Fire Authority would make no objection to the application provided that the following items were included within the development:

I. 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.

II. 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. This weight limit would also apply to any private/shared access roads in order to achieve the above item.

III. Lincolnshire Fire and Rescue recommends that fire hydrants be installed within this development at the developer's expense. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

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

Yours faithfully

Sarah Cocker
Fire Safety Inspector
Lincolnshire Fire and Rescue

Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org