

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

**District:** East Lindsey District Council

**Application number:** N/110/01144/23

**Application Type:**

**Proposal:** Planning Permission - Creation of a wetland nature reserve including the change of use, conversion of and alterations to the former golf clubhouse to provide a visitor centre (Building A), the erection of a toilet block and canopy structure (Building B) and a compound comprising of a maintenance building and relocated portable cabin (Buildings C) along with construction of a vehicular access with associated parking and visitor infrastructure.

**Location:** The Golfers Inn, Sandilands Golf Club, Roman Bank, Sandilands, Sutton On Sea, LN12 2RJ

**Response Date:** 8 August 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.

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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:**

The main visitor arrival point for the proposed Nature Reserve will be at the northern end, where the public car parking areas are to be, and where the visitor centre, cafe, toilets etc. are proposed to be occupying the refurbished former clubhouse. This part of the Application Site is at the southern end of the settlement area of Sandilands, Sutton on Sea, Trusthorpe and Mablethorpe and the road network at this end of the Application Site is very similar to that of the extended coastal resort. It is accepted that the roads to the south of the Application Site, Huttoft Bank, Roman Bank and the connecting roads to the A52, are, in places, narrow and with many twists and bends. However, it is expected (directed, it is hoped, by the use of 'Brown Tourist Signs') that visitors from further afield will arrive at the Reserve via the A52 and Sea Lane, Sandilands. Local visitors to the Reserve are more likely to be aware of the nature of the rural roads lying to the south. It is not therefore requested that, as a Condition of any Consent that may be granted for the proposed development, improvements have to be made to the local highway network to accommodate any increase there may be in visitors, over and above the movement to and from the former Golf Club.

The improvement to the existing golf club car park, including the incorporation of the local authority car park, the marking-out of individual parking bays, the widening of the access points and the imposition of an entrance and exit at the main car park and the similar improvements to the existing golf club car parking area to the south of the former clubhouse as an overspill area, are welcomed. The proposed access points have suitable visibility for safe exit from the site into the highway. The only other regularly used access point for the Reserve is to be the existing access lying just to the south of the Boy Grift Drain, which is to be used solely for staff/maintenance vehicles.

The Applicants are to be reminded that there are Public Rights of Way crossing the Application Site and that they must at all times consider the safety of the public using these ways when undertaking work. Also that any diversions or closures, temporary or permanent, will need to be agreed with Lincolnshire County Council's Countryside team with the appropriate lead-in times.

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 or

increase surface water flood risk 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's 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: 8 August 2023**