

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

District: East Lindsey District Council

Application number: N/005/01596/23

Application Type: Full - Major

Proposal: Planning Permission - Change of use of existing agricultural land to provide 29 no. touring caravan pitches, erection of a w/c block, excavation of land to form a natural swimming pool and extend internal access road.

Location: Land South-West of Broadgates, Sea Road, Anderby

Response Date: 18 September 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

This proposal is for the Change of use of existing agricultural land to provide 29 no. touring caravan pitches, erection of a w/c block, excavation of land to form a natural swimming pool and extend internal access road. The proposed development will utilise the existing access from Sea Road which serves the current use and meets the guidelines set out in Manual for Streets for visibility. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. Additional vehicles movements on average are likely to be limited and it is unlikely that all visitors will arrive and depart at the same time.

The proposal will not increase flood risk at this or adjacent properties as the surface water run-off will be directed to the ground on the site.

Countryside comments

Although there are no directly affected Public Rights of Way from this proposed development, there will be demand from the residents of the site to reach Anderby and Anderby Creek on foot. Therefore, I would suggest that the Public Footpath is dedicated 'behind the hedge' to allow safer passage for those on foot. It would also help linking those using Public Footpath 19 to Public Footpaths 22 and 24.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 18 September 2023