

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

**District: East Lindsey District Council**

**Application number: N/132/01664/23**

**Application Type: Full - Major**

**Proposal: Planning Permission - Change of use of land to use as a touring caravan site.**

**Location: Meals Farm Nursery, Marsh Lane, North Somercotes, Louth, LN11 7NT**

**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**

Meals farm comprises of a residential dwelling, 4no.holiday cottages, 3no. self contained courtyard rooms and a certified motorhome and caravan site, that is located on the eastern side of Marsh Lane on the northern outskirts of North Somercotes. The application site is set back from the road and is accessed by the existing main site entrance and through the car park.

The proposal is to utilise the existing certified motorhome and caravan site to provide 14no. grass touring caravan pitches and there will be no change to the existing access arrangements, which has sufficient turning facility within the site and visibility at the entrance, to allow drivers to judge if it safe to complete the manoeuvre on to the highway in a forward gear. Marsh Lane is within a 40mph speed limit and has street lighting and there are suitable grass verges to allow for the safe passage of pedestrians to walk on or step onto, should they be required. The very small increase in traffic movements will be negligible and would not cause harm to highways safety either close to the site or within the village. 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.

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. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Surface water will naturally infiltrate in to the ground from the caravan roof tops on the grassed pitches which mimics the existing process without causing surface water flooding to the site or surrounding properties or land.

### **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.

**Officer's Name: Dean Whitehead**

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

**Date: 18 September 2023**