

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

**District: East Lindsey District Council**

**Application number: N/132/01647/23**

**Application Type: Full - Major Planning Application**

**Proposal: Planning Permission - Siting of additional touring caravan pitches on the site of an existing fishing lake which is to be filled in.**

**Location: Pigeon Cottage, Conisholme Road, North Somercotes, Louth, LN11 7PS**

**Response Date: 27 October 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.

**Application number: N/132/01647/23**

**Application Type: Full - Major Planning Application**

**Location: Pigeon Cottage, Conisholme Road, North Somercotes, Louth, LN11 7PS**

## **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 subject to Condition**

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, with the condition raised 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:**

#### **Highways**

The site is a well-established touring site. Planning permission under N/132/00688/21 bought the site allowance to 24 touring caravan pitches, the proposal will bring the total to 36 pitches.

The proposal is to continue using the current access, this is of a suitable width to allow two vehicles to pass when entering and exiting the site and benefits from very good visibility, both of which are in line with the guidance set out in Manual for Streets. There is a footway on Conisholme Road that continues to the village centre, which is frequently used to access local facilities, however, the main crossing point over Jubilee Road is not a tactile crossing and therefore, not to our current standard, to improve the access to the village for all members of the public, I would request that this crossing point is upgraded to a tactile crossing.

#### **Flood Risk and Drainage**

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

#### **Planning Condition:**

In the event that permission is to be given, the following planning conditions should be attached:

##### Highway Condition 20

The development hereby permitted shall not be occupied before the crossing point over Jubilee Road is upgraded to a tactile crossing, to aid the access to local facilities for all members of the public, has been provided in accordance with details that shall first have been submitted to, and approved in

writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access for all, to the permitted development, without increasing flood risk to the highway and adjacent land and property.

### **Informatives**

#### Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;

[www.lincolnshire.gov.uk/highways-planning/works-existing-highway](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

#### 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 the Highway Authority's 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: 30 October 2023**