

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

District: East Lindsey District Council

Application number: S/090/02063/23

Application Type: Full – Major Planning Application

Proposal: Planning Permission - Change of use of land for the siting of 16no. holiday static caravans to provide an extension to existing holiday park and erection of fencing

Location: Golden Sands Hoilday Park, Anchor Lane, Ingoldmells, PE25 1LX

Response Date: 7 December 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

Comments:

The proposal is to create 16 new pitches for Holiday Static Caravans on a former caravan storage area. Golden Sands Holiday Park is a well established caravan park to the North of Ingoldmells with has many facilities onsite. There are pedestrian and bus connections to the south of the site, connecting customers with local tourist attractions.

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. However, please see the comments made below by the countryside team highlighting their observations and the possible improvements that the applicant could make to improve the local Public Bridleway for both visitors and residents of the local area.

Countryside Comments

This development shall further enclose Public Bridleway 46 between the dunes and caravans that shall have a detrimental effect on the Public Bridleway. In order to mitigate this, I have the following that I believe should be considered in line with NPPF 100 'Planning policies and decisions should **protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users**, for example by adding links to existing rights of way networks including National Trails'.

The existing fence must NOT be moved closer to the dunes as that shall encroach upon the Public Bridleway that should be a minimum of 3 metres in width. There should be no drainage from the site onto the Public Bridleway. The roadway should be constructed to drain towards the west (away from the bridleway) so that the bridleway does not become affected by surface water flooding from within the site.

This development shall increase demand for access along this Public Bridleway. I would like to see the developers put something back for their residents and for locals through surfacing the bridleway from this development, south through to Ingoldmells. Last year I had a meeting with the Police Crime Reduction unit about this bridleway and whether it could be improved so that it was more attractive to legitimate users through a better surface, and whether lighting may be considered along this particular stretch. Maybe that is something that could

considered as part of this development too even if it is lighting within the development that allows spillage onto the bridleway making it appear safer to use after dusk?

Jonathan Stockdale
Senior Countryside Officer

Flood Risk and Drainage

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 proposed to manage surface water by discharging it into the existing lake, 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 therefore not 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.

Informatives

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>

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 7 December 2023

Chief Fire Officer: Mark Baxter

My Ref: 100032170674/JF
Your Ref: S/090/02063/23

Lincolnshire Fire & Rescue HQ,
Community Fire Protection –
Business Support,
Deepdale Lane
Nettleham, Lincoln
LN2 2LT

Head of Planning
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

For the attention of S. Hallett

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

8 November 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: CHANGE OF USE OF LAND FOR THE SITING OF
16NO. HOLIDAY STATIC CARAVANS TO PROVIDE AN EXTENSION TO
EXISTING HOLIDAY PARK AND ERECTION OF FENCING**

**LOCATION: LAND AT LAKESIDE LEISURE LTD, TRUNCH LANE, CHAPEL ST
LEONARDS**

I refer to the planning application reference S/090/02063/23. The Fire Authority would make no objection to the application provided that the following items were included within the development:

FIRE POINTS

Fire points should be included as part of this development. An effective arrangement is to provide well indicated fire points as detailed below:

- where water standpipes are provided on site and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5m from the nozzle, fire points consisting of a standpipe together with a reel of small diameter hose of no less than 30m in length should be provided. The hose should be provided with means of connection to the water standpipe (preferably a screw thread). The hose should end in a small hand-control nozzle. Keep hoses in a box painted red and marked 'FIRE HOSE REEL'.
- where standpipes are not provided or the water pressure or flow is not sufficient, provide each fire point with either a water tank at least 250L in capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump;
- alternatively a suitable number of water-type fire extinguishers; and
- in addition, suitable fire extinguishers should be sited adjacent to special risks, e.g. electrical generators powered by diesel.



The number of fire points provided will depend on the equipment provided. Where standpipes and hose reels are provided, they should be located so that they are no greater than 35m from the areas to be covered. Where water tanks and pumps are relied upon they should be located no greater than 25m from the areas to be covered.

FIRE SPREAD

To prevent the spread of fire on site caravans should be placed with at least six metres between caravan walls and at least three metres clear between associated equipment (e.g. car, awning) and the adjacent caravan.

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

Yours faithfully

Joshua Frost
Fire Safety Inspector
Lincolnshire Fire & Rescue
Lincolnshire County Council
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868