

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

District: East Lindsey District Council

Application number: N/171/02025/23

Application Type: Full – Major Planning Application

Proposal: Planning Permission - Change of use of land to site 64 no. holiday lodges.

Location: Land East of Woodthorpe Hall Leisure Park, Alford Road, Woodthorpe

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 subject to:

- **Pedestrian link to local facilities.**

Comments:

The proposal is for the change of use of land to site 64 no. holiday lodges. Woodthorpe Hall Leisure Park is a well established tourist attraction with many facilities located within the park. The proposal is to infill areas within the park.

There are no changes proposed to the access to the park, which currently meets the requirements of the Highway Authority. The park does provided many facilities on site, however, there is a popular garden centre on the opposite side of the road with no obvious pedestrian connection, therefore, the Highway Authority would want to see a pedestrian connection made to this facility, as conditioned in a previous application under N/171/00120/22. This will allow for safe passage to and from the facilities at the garden centre.

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 manages surface water by conveying it within three onsite drainage catchments areas, it is conveyed via a series of filter drains and basins before being discharged into a drain. 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 a link footway and crossing point, to connect the development to the garden centre, 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 to the permitted development and local facilities, without increasing flood risk to the highway and adjacent land and property.

Informatives

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 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 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

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 7 December 2023

Chief Fire Officer: Mark Baxter

My Ref: JF
Your Ref: N/171/2025/23Head of Planning
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YLLincolnshire Fire and Rescue
Headquarters,
Community Fire Protection –
Business Support,
Deepdale Lane
Nettleham
Lincoln
LN2 2LT**For the attention of Mr. G. Hyde**Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

31 October 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: CHANGE OF USE OF LAND TO SITE 64 NO.
HOLIDAY LODGES****LOCATION: LAND EAST OF WOODTHORPE HALL LEISURE PARK, ALFORD
ROAD, WOODTHORPE**

I refer to the planning application reference N/171/2025/23. The Fire Authority would make no objection to the application provided that the following items were included within the development:

B5 ACCESS FOR THE FIRE SERVICE

Suitable and sufficient access for fire appliances and fire fighters should be provided, the criteria of which is specified within Building Regulations 2010 Part B5. Access roads should therefore have:

- Minimum carrying capacity of 18 tonnes (Lincolnshire Fire and Rescue requires this minimum carrying capacity for hard standing for pumping appliances, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5).
- Minimum 3.7m width between kerbs
- Minimum width of gateways 3.1m
- Minimum height access of 3.225m
- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

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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