

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

District: West Lindsey District Council

Application number: 147486

Application Type: Full Major

Proposal: Planning application for the change of use from touring caravan site to open air swimming lake, erection of changing rooms and sauna with parking and the installation of solar panels

Location: Watermill Leisure Park, Watermill Farm, Station Road, Market Rasen, LN7 6HZ

Response Date: 15 November 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 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.

Comments:

The application is for change of use from touring caravan site to open air swimming lake, erection of changing rooms and sauna with parking and the installation of solar panels which is located within the established site of Watermill Leisure Park

Introduction/Site Location

The site is accessed from Station Road which is suitable to accommodate the proposals.

Existing Conditions

The site has a suitable access to accommodate any vehicle increase for the proposals

The dimensions of the existing access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

Highway safety

There are no highway safety issues concerned with the proposals

Highway capacity

The proposals are unlikely to generate a significant increase in highway traffic

Site Layout

The site has a sufficient internal layout to ensure vehicles can access and egress the site in a forward gear

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 will not have an unacceptable impact on surface water drainage and will not significantly increase the impermeable areas of the site. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 15 November 2023