

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

District: South Kesteven District Council

Application number: S23/2004

Application Type: Full

Proposal: Change of use from agricultural land to use as a residential caravan site for 1 gypsy / traveller family group on 7 pitches, comprising of 10 touring caravans and 10 static caravans, erection of 10 utility buildings and 7 stable blocks with ancillary paddock land; formation of new access, hardstanding for parking and the installation of a package sewage treatment plant. (Resubmission of S22/1022)

Location: Meadow View, Marshall Way, Foston, Lincs , NG32 2LQ

Response Date: 11 March 2024

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:

Comments:

The application is for the proposed change of use to a residential caravan site, comprising of 7 pitches with 10 touring caravans, 10 static caravans, 10 utility buildings and 7 stable blocks.

The access meets guidelines as set out in Manual for Streets and adequate car parking is proposed within the limits of the site. The access is to be improved to accommodate development, details of which are to be submitted for approval. It is considered that the proposals would not result in an unacceptable impact on highway safety.

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

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Planning Conditions:

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

HP11A - Prior to first occupation on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be

implemented on site before the development is first brought in to use and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 11 March 2024

Chief Fire Officer: Mark Baxter

My Ref: 100032120315/JF
Your Ref: S23/2004

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

South Kesteven District Council
Development Management
St Peters Hill
Grantham
NG31 6PZ

For the attention of Adam Murray

Sent by email to planning@southkesteven.gov.uk

20 November 2023

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: Change of use from agricultural land to use as a residential caravan site for 1 gypsy / traveller family group on 7 pitches, comprising of 10 touring caravans and 10 static caravans, erection of 10 utility buildings and 7 stable blocks with ancillary paddock land; formation of new access, hardstanding for parking and the installation of a package sewage treatment plant. (Resubmission of S22/1022)

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I refer to the planning application reference S23/2004. 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

Access for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

- **The access road to the plots should have a minimum 3.7m width between kerbs.**
- **A turning circle, hammerhead or other turning point is required in a dead end access route that is more than 20m long.**



FIRE SPREAD

To prevent the spread of fire on site it is advised that caravans should, where possible, 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 details below.

Yours faithfully

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