

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

District: South Kesteven District Council

Application number: S24/0270

Application Type: Full – Major Planning Application

Proposal: Change of use of land to form Camping and Caravan Site comprising 140 touring and motorhome pitches, 15 glamping units, and 10 tent pitches; with associated reception building, toilet block, staff accommodation and play areas; and formation of new access

Location: Land at Sedgebrook Road, Woolsthorpe By Belvoir, Grantham, NG32 1NU

Response Date: 29 April 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 for Refusal

- **The Highway Authority recommend that this site is refused on Highway Safety grounds.**

An objection has been raised by the Highways and Lead Local Flood Authority but if the Local Planning Authority are still minded to recommend approval, LCC would be grateful for notification via DevelopmentManagement@lincolnshire.gov.uk as to why material considerations outweigh the Highway and Lead Local Flood Authority objections, and be given an opportunity to make further representations.

Comments:

The proposal is for the change of use of land to form Camping and Caravan Site comprising 140 touring and motorhome pitches, 15 glamping units, and 10 tent pitches; with associated reception building, toilet block, staff accommodation and play areas; and formation of new access.

The 'Traffic Management Plan' proposes that all vehicles towing caravans will be instructed to follow the routes through Belvoir or through Denton to the site, however, it cannot be guaranteed that these routes would be used. The Highway Authority have serious concerns that visitors to the site may not follow this routing plan and may enter the site from the North through choice or following navigation systems, the lanes to the North of the site are narrow, have sharp bends, very few passing places and suffering from overrun. Should vehicles towing caravans use this route, it would cause potential safety concerns along these narrow lanes, the free flowing traffic along these lanes and the safety to road users trying to pass a caravan or vehicles towing caravans getting stuck. It is for these reasons that the Highway Authority Objections to this application.

The site is located to the North of Woolthorpe, the site does not have a footway connection, and the footway to the South (that provides an access to local facilities and bus stops), however, the crossing points in the village are not up to current standards. Furthermore, visitors leaving the site by car to visit local attractions are likely to use the lane to the North, which is suffering from overrun.

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 has explored the possibilities of infiltration, however, due to a high water table this is unlikely to be the only way that surface water is managed, the applicants have proposed that surface water is captured and fed into a basin at the low spot on the site and

then flow controlled into a ditch. Although limited surface water cleansing has been proposed for the site, it would be seen to be suitable. Furthermore, the site does fall away from Woolsthorpe towards the Canal. 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: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 29 April 2024