

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

**District: West Lindsey District Council**

**Application number: 147951**

**Application Type: Major**

**Proposal: Planning application for change of use of land to allow infill development for 18 pitches for touring caravans**

**Location: Wold View Fisheries, Pelham Road, Claxby, Market Rasen, LN8 3YR**

**Response Date: 25 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: 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 and therefore does not wish to object to this planning application.

### **No objection subject to:**

- **Planning Conditions** as detailed below.

### **Comments:**

The site is an established caravan site located on Pelham Road Claxby which comprises of a mixture of static and touring caravans.

### **Existing Conditions**

Pelham Road is the primary route to the site which in turn is accessed from the A46. Pelham Road is narrow in nature and a series of highway improvements via the provision of passing places has been carried out to mitigate the risk and reduce damage to Pelham Road.

There is evidence of verge damage particularly at the site entrance where vehicles have to overrun the verge in order to enter the site.

### **Highway safety**

The road is narrow but there is good forward visibility down the lane to enable to use of passing places as required. There is a dedicated right turn lane off the A46 to ensure the safe turning from the main trunk road.

## **Highway capacity**

Pelham Road is lightly trafficked and the proposals would not create capacity issues in the area. The access from the A46 is able to absorb the increase in vehicle movements.

## **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 increase the impermeable area 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.

## **Off-Site Improvements**

An additional passing place located closer to the site entrance and localised widening opposite the site access will be required to mitigate the risk of touring caravans using Pelham Lane as the main access to the site.

## **Planning Conditions:**

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

### **Highway Condition 21**

No development shall be commenced until works to improve the public highway (by means of the provision of one passing place and localised widening opposite the site entrance) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

### **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 Informatives](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway-Informatives)

**Officer's Name: Laura Rowett**  
**Officer's Title: Senior Development Management Officer**  
**Date: 25 April 2024**