

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

District: East Lindsey District Council

Application number: S/153/02385/23

Application Type: Full - Major

Proposal: Planning Permission - Change of use of land for use as a touring caravan site, erection of an amenity block and construction of internal access roads.

Location: 178 Wainfleet Road, Skegness, Lincolnshire, PE25 2ER

Response Date: 14 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: Approve with conditions

This proposal is for the change of use of land for use as a touring caravan site, erection of an amenity block and construction of internal access roads to provide 56no. new holiday touring caravan pitches. The proposed development will utilise the existing access from Wainfleet Road which serves the current use and meets the guidelines set out in Manual for Streets for visibility. Adequate provision for car parking and turning space has been provided within the limits of the site to enable vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. Additional vehicles movements on average are likely to be limited and it is unlikely that all visitors will arrive and depart at the same time.

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. For this application, the roof water from the toilet/shower block will be discharged to soakaways. The rainfall run-off from the roof of the touring caravans will discharge to ground like any other caravan. The new roadways will be constructed with open textured tarmac on a 250mm layer of 6F2 hardcore to provide a sustainable and permeable roadway and not increasing green field runoff rates to watercourses and will mimic the current regime. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway have been certified complete by the Local Planning Authority. The works required are as follows:-

- The upgrading of the pedestrian crossing at the existing access to the development site with tactile paving
- The upgrading of the Queen Road junction pedestrian crossing with tactile paving (76 metres from site) and the Burlington Road junction pedestrian crossing with tactile paving too (149 metres from site).
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Reason: To ensure the provision of safe and adequate means of access to the permitted development.

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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

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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: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 14 March 2024