

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

District: West Lindsey District Council

Application number: WL/2024/00418

Application Type: Major

Proposal: Planning application for the change of use of land for the extension of existing tourist site including relocation of caravan storage area, treatment plant for additional holiday lodges or touring caravans for the use 12 months of the year and erection of storage barn

Location: Wolds View Touring Park, 115 Brigg Road, Caistor, Market Rasen, Lincolnshire, LN7 6RX

Response Date: 26 June 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 or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

The application seeks to expand the current operations of holiday site by 15 lodges to the west of the site. This area has previously been approved for caravan storage, which subject to this application will be relocated further west within the site to accommodate the extra lodges.

Introduction/Site Location

The site is an established holiday site located on Brigg Road, Caistor.

Existing Conditions

The holiday site is an existing site which is seeking an expansion of 15 lodges. The additional lodges will utilise the existing vehicle access from Brigg Road.

Highway safety

The site benefits from a frontage footway and a suitable vehicle access point into the site which is of sufficient width and visibility to accommodate the proposals.

Highway capacity

It's unlikely the proposals will have an impact on highway capacity in the area.

Site Layout

There is sufficient room within the sites internal layout to allow vehicles to park and turn.

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

Note to Officer

It's been requested that a S106 contribution of £15,000 should be made towards the upkeep of the current CallConnect service which runs on Brigg Road to encourage sustainable transport options from the site.

On behalf of Warren Peppard

Date: 26 June 2024