

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

District: East Lindsey District Council

Application number: S/090/00929/24

Application Type: Full

Proposal: To use land for holiday caravan park

Location: Kingfisher Caravan Park, Sea Lane, Ingoldmells, Skegness, PE25 1PG

Response Date: 10 July 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:

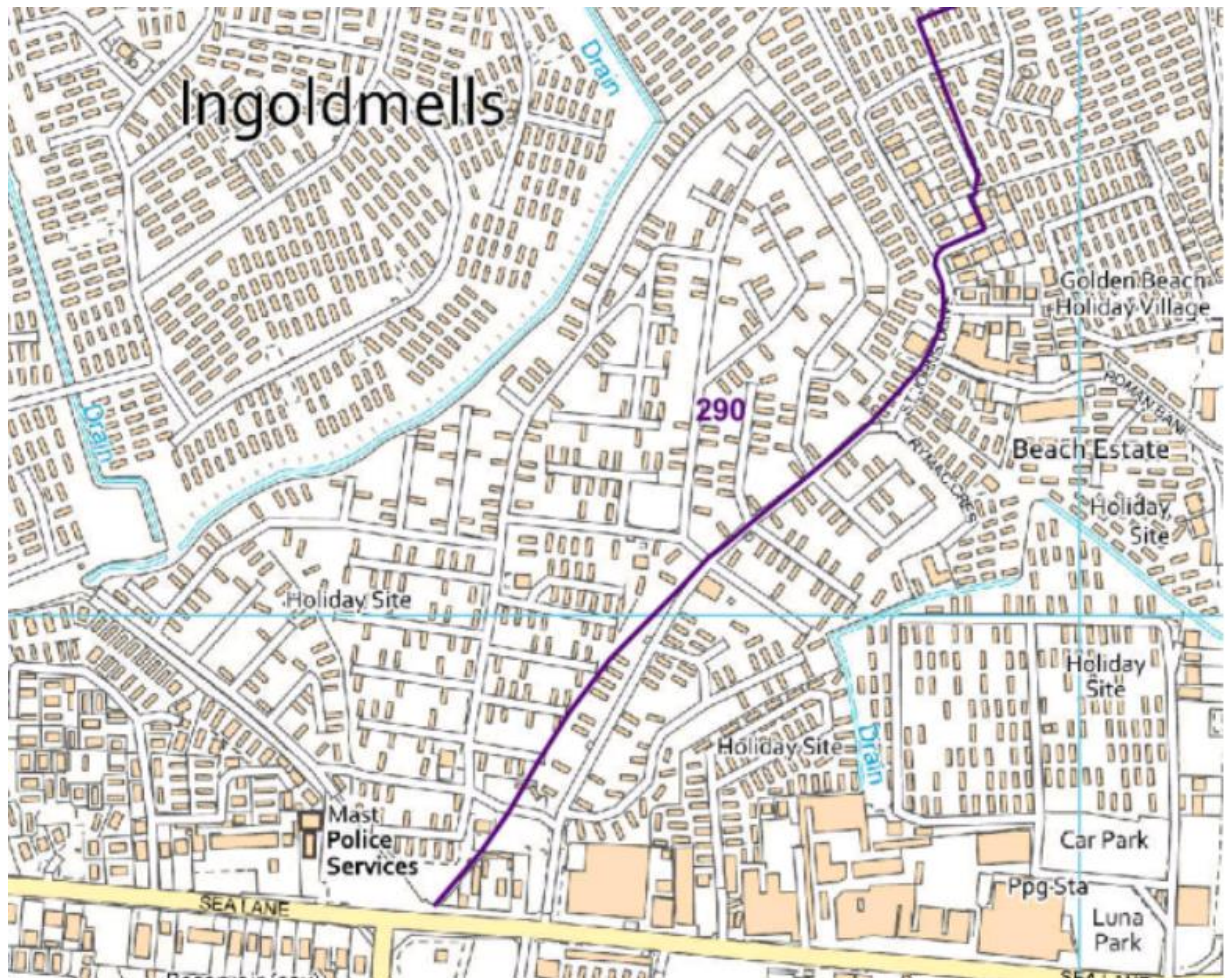
The proposal is to use land for a holiday caravan park.

The land is currently a caravan park, and the proposal seeks to ensure the permission is enured to the land and not to the individual operator. The site is situated in a sustainable area with convenient access to nearby shops and services, both locally and in the surrounding region, and is near various sustainable transportation options.

The development proposals will generate a comparable amount of trips. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

The dimensions of the existing access are adequate to enable two cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

There is no change to layout; the Public Footpath is not affected on ground by proposal, but attention is drawn to the route of the Public Footpath through the site as shown below on the Definitive Map. This must be open and available for use at all times.



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 site lies within flood zone 3, protected by flood risk defenses at Ingoldmells seafront. Access to the site is along the southern boundary from Sea Lane. The proposals will use the current drainage system on-site, with no planned changes to the system or the volume of surface and foul water entering it. 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: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 10 July 2024