

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

District: East Lindsey District Council

Application number: S/039/01033/24

Application Type: Full

Proposal: Replacement of existing touring pitches with the siting of 50 no. static caravans with associated decking and sheds, construction of internal access roads, lighting, parking and childrens play area, installation of drainage system to the existing clubhouse and extension to its existing decking, with the resiting of existing telecommunications pole and the demolition of existing reception building w.c block

Location: Pinetrees Leisure Park, Croft Bank, Croft, Skegness, PE24 4RE

Response Date: 8 August 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 subject to Planning Conditions as detailed below.

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 site is located northwest of Croft Bank in Croft, Skegness, within a designated boundary that currently supports 60 touring caravans. The internal roads are privately maintained.

Highway Safety

Over the past five years, only two turning manoeuvre incidents have been recorded. With reduced traffic and fewer towing vehicles anticipated, the Highways and Lead Local Flood Authority do not consider that this proposal would result in an unacceptable impact on highway safety.

The proposal plans to use the existing access; the dimensions of the access are adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

Highway Capacity

The development proposals will generate a reduction in vehicle movements to that of its former use. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF.

A footway along Wainfleet Road provides access to the Interconnect bus service to Skegness, with the nearest bus stop 500 metres from Pinetrees Leisure Park's entrance.

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 proposes no change to the surface water run-off rate.

The site falls within Flood Zone 3, but occupancy is limited from March 1 to November 30, avoiding the highest tidal flood risk. The Environment Agency has requested that these occupancy dates remain unchanged.

The site poses a low risk for surface water flooding, as current assessments indicate no change in surface water runoff. It is requested that a drainage strategy be developed to confirm runoff rates do not increase due to the development.

Site Layout

The site layout includes generous spacing between units, integrating existing ponds and open areas with a relocated children's play area, providing quality amenities for occupants. The northern boundary is heavily landscaped, and additional trees and shrubs will be planted to enhance the site's biodiversity and wildlife. Ongoing maintenance of ponds and existing landscaping will support future growth. Internal landscaping will create an attractive parkland environment. A variety of unit designs will blend with the surroundings, as outlined in the attached indicative caravan style document. Refuse collection will continue as currently practiced, with a circular route and turning heads allowing vehicles to move forward efficiently.

Planning Conditions:

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

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100-year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing watercourse without exceeding the run-off rate for the undeveloped site.

No part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 8 August 2024