

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

District: West Lindsey District Council

Application number: WL/2024/00531

Application Type: Major

Proposal: Planning Application for the siting of 14no. holiday lodges, excavation of 3no. wildlife ponds and erection of a building to provide a site office, maintenance store and managers accommodation

Location: Land off Lincoln Road, Faldingworth, Market Rasen

Response Date: 23 October 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 is for 14no holiday contained within a site including 3 wildlife ponds at land off Lincoln Road, Faldingworth.

Introduction/Site Location

The site is located on the outskirts of Faldingworth village on the A46 within the 40mph zone. The site has an existing access which will be upgraded to accommodate the proposals and the existing PROW.

Existing Conditions

The site is currently a grass field with existing access onto the A46.

Highway safety

The proposal for 14 holiday lodges will not have an unacceptable impact on highway safety. The existing access is to be upgraded to accommodate two vehicles passing each other and benefits from good visibility splays.

The site is well connected to the local footway network and has a bus stop within walking distance of the site.

Highway capacity

The provision of 14 holiday lodges will not have an unacceptable impact on highway capacity in the area. The A46 is a main trunk road and is capable of accommodating the minimal traffic increase from the proposal.

Site Layout

The site layout provides adequate parking and turning within the site so that vehicles can access and egress in a forward gear.

Access to the PROW has been maintained within the upgraded site access.

Flood Risk and Drainage

The site will result in a minimal increase in impermeable areas and therefore surface water drainage will remain unchanged for the proposals and the site will mimic the natural drainage strategy that already exists.

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 significantly 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.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 30 September 2024



Lincolnshire
FIRE & RESCUE

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Our Ref: WL/2024/00531/NT
Your Ref: WL/2024/00531

Planning Authority
West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
DN21 2NA

For the attention of: Danielle Peck

Sent by email to: planning.customer.care@west-lindsey.gov.uk

19 July 2024

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION**

DEVELOPMENT: PLANNING APPLICATION FOR THE SITING OF 14NO. HOLIDAY LODGES, EXCAVATION OF 3NO. WILDLIFE PONDS AND ERECTION OF A BUILDING TO PROVIDE A SITE OFFICE, MAINTENANCE STORE AND MANAGERS ACCOMMODATION.

LOCATION: LAND OFF LINCOLN ROAD, FALDINGWORTH, MARKET RASEN

I refer to the planning application reference WL/2024/00531. The Fire Authority object to the application on the grounds of inadequate access and water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence. Particular attention should be given to the newly proposed roads.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.

WATER SUPPLY

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense.

Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Nissa Talbot BA Hons CIEH

Fire Safety Inspector

Lincolnshire Fire and Rescue

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Joshua Frost

Fire Safety Supervisor

Lincolnshire Fire & Rescue

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LFR Water Management