

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

District: Boston Borough Council

Application number: B/24/0233

Application Type: Full-major

Proposal: Change of use of farm to touring caravan, camping and secure caravan/vehicle storage site, with on-site facilities

Location: Swandyke Farm, Swandyke Lane, Freiston, Boston PE22 0NZ

Response Date: 11 November 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

I understand that this is a revised application for the Change of use of farm to touring caravan, camping and secure caravan/vehicle storage site, with on-site facilities which will now accommodate only 11no. glamping/camping pitches and the 22no. caravan touring pitches have been removed.

Adequate parking and turning provision can be accommodated within the site allowing vehicles to enter and leave at the existing access which has suitable visibility to allow drivers to judge if it is safe to complete the manoeuvre and enter the highway. All vehicular traffic when leaving the site, will be directed to exit right onto Swandyke Lane to gain access to the A52. Swandyke Lane is a rural single-track carriageway with no footways or street lighting and is unable to accommodate the passage of two-way vehicular movements without over running the carriageway edges and highway verges being detrimental to the highway infrastructure or vehicles having to undertake unreasonable reversing manoeuvres, in order to pass on-coming vehicles.

Therefore, to mitigate the impact of vehicle movements associated with this proposal, off-site improvement works will be required in form of a passing place along Swandyke Lane, access widening, carriageway widening and upgrading of the existing access. The existing vehicle access is not appropriate for this or current use as it is just an unbound material and therefore, it will need to be made up to the County Councils specification within the extent of the public highway appropriate for its proposed business use. There are no recorded accidents within the vicinity of the proposed site access.

Nothing has changed in terms of the previous drainage strategy which demonstrates that the use of a suitable drainage system for the management of surface water run-off is appropriate for this site to mitigate concerns with flooding of the site, adjacent property and surrounding land.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway by means of 1no. passing place, road widening to the carriageway at the sites access have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

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>.

Highway Informative 08

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: 11 November 2024