

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

District: East Lindsey District Council

Application number: S/090/01189/24

Application Type: Full

Proposal: Planning Permission - Change of use of existing touring caravan site to form a static caravan site (siting of 28no. static caravans each with decking and sheds), alterations to existing internal access road, construction of internal access roads, provision of lighting, car parking and a recreation area. Demolition of existing amenity block

Location: Days to remember touring park, Eildon, Walls Lane, Ingoldmells, PE25 1JH

Response Date: 12 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: 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 existing site comprises a touring caravan park with 40 caravan slots and one static caravan. Access points and road conditions are satisfactory, and the overall infrastructure remains functional and in fair condition. The site's current use is as a touring caravan park with an existing seasonal occupancy from March 15 to October 31. No changes to these dates are anticipated under the new proposal.

Access has been designed to be safe for all users, providing sufficient shared use space for vehicle manoeuvring and pedestrians/cyclists. Sufficient parking will be provided as part of the site redesign, ensuring that each static caravan has access to convenient parking while minimising impact on surrounding areas. The roadway design includes ample turning and swept paths for larger vehicles.

The access remains unchanged, with adequate sightlines and visibility maintained along Walls Lane. There has been no recorded Personal Injury Accidents (PIA) in the vicinity of this access in the last 5 years. Therefore, the Highways and Lead Local Flood Authority do not consider that this proposal would result in an unacceptable impact on highway safety.

The anticipated reduction in traffic due to the decreased number of caravans is expected to maintain existing highway capacity levels. A bicycle shelter has been included in the site design, supporting alternative transport modes and aligning with sustainable transport objectives. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF.

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. For this application flood risk management is a consideration, particularly with surface water. No increase in existing runoff is anticipated. Additionally, surface water drainage proposals include measures for source control, conveyance, attenuation, and maintenance. Evacuation procedures have been outlined, directing traffic toward higher ground if needed. 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 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>

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 12 November 2024



Lincolnshire
FIRE & RESCUE

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Deepdale Lane
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Our Ref: 10094161396/LC
Your Ref: S/090/01189/24

Highways SuDS Support
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

For the attention of Mr S Hallett

Sent by email to: HighwaysSUDsSupport@lincolnshire.gov.uk

27 August 2024

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION: CHANGE OF USE OF EXISTING TOURING CARAVAN SITE TO FORM A STATIC CARAVAN SITE (SITING OF 28NO. STATIC CARAVANS EACH WITH DECKING AND SHEDS), ALTERATIONS TO EXISTING INTERNAL ACCESS ROAD, CONSTRUCTION OF INTERNAL ACCESS ROADS, PROVISION OF LIGHTING, CAR PARKING AND A RECREATION AREA. DEMOLITION OF EXISTING AMENITY BLOCK.

LOCATION: DAYS TO REMEMBER TOURING PARK, EILDON, WALLS LANE, INGOLDMENLLS, PE25 1JH.

I refer to the planning application reference S/090/01189/24. The Fire Authority object to the application on the grounds of water supply and access.. 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. Access roads should therefore have:

- Minimum 3.7m width between kerbs
- Minimum width of gateways 3.1m
- Minimum height clearance of 3.7m
- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.
- *Minimum 16.8m turning circle between kerbs*
- Minimum 19.2m turning circle between walls

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. The pictures

provided in the Access and Design Statement appear to show that the current roads may not be suitable, this should be confirmed, as should the length and widths of the turning points.

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

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.

ENVIRONMENTAL

No Comments

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

Yours faithfully,

Lee Coles

Fire Safety Inspector
Community Fire Protection - CFP
Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

CC: LFRWaterManagement@lincolnshire.gov.uk

11 November 2024

Brendan Gallagher
Principal Planning Policy Officer
Strategic Planning
Lincolnshire County Council
Lancaster House
36 Orchard Street
Lincoln, LN1 1XX

To whom it may concern

Days To Remember Touring Park, Eildon, Walls Lane, Ingoldmells, PE25 1JH

LCC Planning Policy OBJECTS to the application:

The site is separated from Ingoldmells by open countryside and the proposals mark an intensification of use so making it contrary to Policy SP15, paragraph 3.

The site is within the high risk flood zone of Coastal East Lindsey and the use is particularly vulnerable to flood risk.

It is therefore considered that the proposal is contrary with national and local planning policy.

Yours faithfully

Brendan Gallagher
Principal Planning Policy Officer