

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

**District: Boston Borough Council**

**Application number: B/24/0170**

**Application Type: Full-Major**

**Proposal: Temporary change of use (for 3 years) of land from static caravans to the siting of touring and tenting pitches**

**Location: Appletree Country Park, Golf Course, Langrick Road, Hubberts Bridge, Boston PE20 3SG**

**Response Date: 6 September 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 objection**

B/24/0170-Appletree Country Park, Hubberts Bridge, Boston, PE20 3SG-Temporary change of use (for 3 years) of land from static caravans to siting of touring/tenting pitches-This application falls within the remit of a major application having a site area over a hectare (1.48) and seeks permission for a use of land. This application relates to an area of land within the wider holiday park between the newly built holiday lodge area and the main facilities building and existing 9-hole golf course and therefore, already has extant Planning Permission under Hybrid Application B/19/0520. The proposed temporary use is sought for a period of 3 years with a season of 1 March to 31 October annually. The proposed temporary change of use of land from static caravans to touring and tent pitches will have a lesser impact upon vehicle movements as there will be a reduction in pitches from 64 to 37 number, 27 fewer than the extant permission. Highways matters have not prevented the approval of previous permissions of the site, nor were they raised as reasons for refusal for previous applications. The proposed temporary scheme would in fact reduce the number of vehicles accessing the application site and wider holiday park from the lawful permission, therefore there would be no impact to the local highways network. If guests choose to drive to the site, each pitch has sufficient space to accommodate one car parking space. Therefore, the scheme conforms with local and national highways planning policy. No change in surface water drainage strategy where surface water will infiltrate to ground from pitches with underground drainage system to dispose of surface water to ponds/lakes and, it is not considered that this will increase flood risk elsewhere through run off or increased strain on the existing drainage systems on site. The development will not affect or lessen the ability of existing surface water management on site from the extant permission.

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.

**Officer's Name: Dean Whitehead**

**Officer's Title: Senior Development Management Officer**

**Date: 6 September 2024**



**Lincolnshire**  
FIRE & RESCUE

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My Ref: 20004473930/ZB  
Your Ref: B/24/0170

Head of Planning  
Boston Borough Council  
Municipal Buildings  
West Street  
Boston  
PE21 8QR

**For the attention of Lewis Humphreys**  
Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

2 August 2024

Dear Sir

#### **TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING CONSULTATION: TEMPORARY CHANGE OF USE (FOR 3 YEARS) OF LAND FROM STATIC CARAVANS TO THE SITING OF TOURING AND TENTING PITCHES FROM 1ST MARCH TO 31ST OCTOBER WITHIN ANY ONE YEAR**

**LOCATION: APPLETREE COUNTRY PARK, GOLF COURSE, LANGRICK ROAD, HUBBERTS BRIDGE, BOSTON PE20 3SG**

I refer to the planning application reference [B/24/0170](#). The Fire Authority would make no objections to the application provided that the following items were included. Please see below items which are strongly recommended in the interest of fire fighter safety, safety of residents, property protection, and insurance.

#### **Fire Points**

**Lincolnshire Fire and Rescue recommends that suitable and sufficient Fire Points should be established so that no caravan or site building is more than 30 metres from a Fire Point. They should be easily accessible and clearly and conspicuously marked "FIRE POINT".**

#### **Fire Separation**

**Lincolnshire Fire and Rescue recommends that caravans should be placed with at least six metres between caravan walls and at least three metres clear between associated equipment (e.g. car, awning) and the adjacent caravan to prevent the spread of fire on site.**

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

Yours faithfully

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**Zoe Brown**

Fire Safety Inspector

Lincolnshire Fire and Rescue

Telephone: 01522 553868

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