



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

**District: West Lindsey District Council**

**Application number: WL/2024/00898**

**Application Type: Major**

**Proposal: Planning application for change of use of land for siting of 90no. static caravans**

**Location: Watermill Farm, Station Road, Moortown, Market Rasen, LN7 6HZ**

**Response Date: 26 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.

### **No objection subject to:**

- **Planning Conditions** as detailed below.

### **Comments:**

The application seeks to expand the current holiday park by an additional 90 static caravans. This is one of several application which have been previously submitted with a view to expand the operations at the site.

### **Introduction/Site Location**

The site is located on Station Road, Moortown. The site is an existing operational holiday destination.

### **Existing Conditions**

The site is accessed from Station Road which is a long straight road with 60mph speed limit. There is currently no footway provision for visitors to the site to access local amenities. The road is bound by grass verges and Nettleton beck to one side and hedge row to the other.

### **Highway safety**

The access to the site is in good condition and is suitable to accommodate the proposal for 90 static caravans. There are no pedestrian facilities in the vicinity of the site so guests who wish to access local facilities would be required to walk along the grass verge. 90 caravans is a significant increase for the site and has potential to increase the amount of pedestrian movements on this stretch of road. As a result it will be necessary for a footway to be provided from the site entrance to The Skipworth Arms and the rail crossing. The footway

would need to be on the opposite side of the road as this affords the largest verge and is not bound by the beck.

### **Highway capacity**

The application will create an increase in vehicle traffic in the area however there are no known highway capacity issues in the vicinity.

### **Site Layout**

The internal site layout provides sufficient circulation and parking to allow for vehicles to access and egress the site in a forward gear.

### **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 seeks to use land drains and direct infiltration . Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### **Off-Site Improvements**

To mitigate the impact of the proposals and improve pedestrian safety in the area, a footway link to The Skipworth Arms/Rail Crossing should be provided. To avoid pedestrians walking in the road or on the verge and to provide safe sustainable travel options in the area.

### **Planning Conditions:**

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

#### **Highway Condition 21**

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a footway link from the site entrance to the Skipworth Arms/rail crossing) 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.

## **Informatives**

### **Highway Informative 07**

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; [www.lincolnshire.gov.uk/highways-planning/works-existing-highway](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

### **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: Laura Rowett**

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

**Date: 26 November 2024**