

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

District: East Lindsey District Council

Application number: S/039/01963/24

Application Type: Full

Proposal: Change of use of land for the siting of 38 no. holiday lodges, excavation of a wildlife ponds and construction of internal roads

Location: Croft Lakes Caravan Park, Low Road, Croft, Skegness, PE24 4SG

Response Date: 03 February 2025

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 proposal is for a change of use of land for the siting of 38 no. holiday lodges, excavation of a wildlife ponds and construction of internal roads.

Highway safety and capacity

The site already has planning permission for 30 no. touring caravan pitches under approved planning application S/039/01967/23. The removal of the 30 touring caravan pitches will result in a similar trip generation, despite the increase of 38 holiday lodges on the site. This change is expected to improve highway safety, generating car vehicle movements rather than touring caravans. There are no known visibility issues with the current access arrangements, and the development is unlikely to result in any adverse impacts on highway safety. The proposal would therefore not result in an unacceptable impact on highway safety.

Flood Risk and Drainage

The site has no history of flooding and is confirmed by the Environment Agency to be at low risk from fluvial, ditch, and surface water flooding. While there is potential for tidal flooding in the future (post-2050), the proposed mitigation measures, including anchoring lodges, adhering to a seasonal occupancy restriction after 2049, and maintaining a Flood Warning and Evacuation Plan, are considered appropriate.

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. The surface water drainage proposals include permeable surfacing for roads and roofs, as well as the use of wildlife ponds and ditches to manage runoff effectively. These measures align with sustainable drainage principles and are designed to accommodate climate change and urban creep allowances. Foul drainage will be managed through a package treatment plant, ensuring adequate provision for 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 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: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 03 February 2025