

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

**District:** East Lindsey District Council

**Application number:** S/215/01241/24

**Application Type:** Full

**Proposal:** Planning Permission - Replacement of existing touring pitches with the siting of 13no. static caravans

**Location:** Woodhall Country Park, Stixwould Road, Woodhall Spa, LN10 6UJ

**Response Date:** 12 December 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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**Location: Woodhall Country Park, Stixwould Road, Woodhall Spa, LN10 6UJ**

## **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 seeks planning permission for the replacement of existing touring pitches with the siting of 13 static caravans at Woodhall Country Park, Stixwould Road, Woodhall Spa, LN10 6UJ. The site is part of an established holiday park and is well-connected to the local road network, with existing infrastructure designed to support its operations. The proposed development aims to enhance the park's facilities.

### **Highway Capacity and Safety**

The development proposals will generate fewer vehicle trips per day, due to the replacement of motor homes and cars towing caravans with family cars. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF. Parking provision is satisfactory and the access to the site will remain unchanged with the dimensions of the existing access adequate to enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on highway safety.

### **Flood Risk and Drainage**

The site is located within Flood Zone 1, indicating a low risk of flooding. This is supported by a specialist Flood Risk Assessment, which confirms the low flood risk status.

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 proposal includes a reduction in sealed surfaces across the site, enhancing permeability and supporting sustainable surface water drainage. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

**Officer's Name: Justine Robson**

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

**Date: 12 December 2024**



**Lincolnshire**  
FIRE & RESCUE

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My Ref: 10023810417/MH  
Your Ref: S/215/01241/24

Highways SuDS Support  
Lincolnshire County Council  
County Offices  
Newland  
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**For the attention of Jane Baker**

Sent by email to: [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

29 November 2024

Dear Madam,

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION**

**DEVELOPMENT: REPLACEMENT OF EXISTING TOURING PITCHES WITH THE SITING OF 13NO. STATIC CARAVANS**

**LOCATION: WOODHALL COUNTRY PARK, STIXWOULD ROAD, WOODHALL SPA, LN10 6UJ**

I refer to the planning application reference: S/215/01241/24 . The Fire Authority object to the application on the grounds of inadequate access and water supply. 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. Particular attention should be given to Table 15.2. These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

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.

**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 Comment***

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

Yours faithfully

**Matthew Hall**

Fire Safety Inspector

Lincolnshire Fire and Rescue

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**Joshua Frost BA (Hons) L4DFS**

**Fire Safety Supervisor**

Lincolnshire Fire and Rescue

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CC: LFR Water Officer

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