

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

District: South Holland District Council

Application number: H07-0967-24

Application Type: Full - Major

Proposal: Stationing of 8 Lodges and 32 Static Caravans (Some to Replace Existing Touring Caravan Pitches Resulting in a Net Gain of 18 new Units) for Use as Tourism

Accommodation

Location: North View Fishing Lakes, North Road, Gedney Hill, Spalding, PE12 0NS

Response Date: 12 March 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.

Introduction/Site Location

The proposal is for the stationing of 8 Lodges and 32 Static Caravans (Some to Replace Existing Touring Caravan Pitches Resulting in a Net Gain of 18 new Units) for Use as Tourism Accommodation. Existing fishing lakes and tourism accommodation and agricultural field. It has been established for in excess of 20years. The site is 240m away from the existing footway network, 490M to the most northern access. Gedney Village is in walking distance from the site but there are very few facilities within the Village. The applicant also owns the Golf Course/club to the north.

Existing Conditions

The proposal will see a removal of 16 touring caravan pitches with the introduction of statics in their place. The proposal sees the introduction of a strip of land to the north sandwiched between the complex and the Golf Club – 18 new statics will be sited here with access from the existing site.

Highway safety

It is safe to walk along North Road, it is a wide road with a suitable verge for pedestrians to wait should they need to. I would not be concerned with pedestrians walking along here. The size of the proposal and the lack of amenities in Gedney makes it unreasonable to ask for a footway to be provided here – it would not meet the tests of the NPPF. There are no recorded personal injury accidents in the vicinity of the site.

Highway capacity

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Site Layout

The site is split into two as a watercourse runs through the middle there are therefore two access points into the site off North Road which are established and of good construction. The parking is acceptable for the proposal.

Flood Risk and Drainage

The site is in flood Zone 3a and has the protection of flood defences maintained by the Environment Agency. The lodges will have a finished floor level of 300mm and the static caravans have a floor level of 500mm above the ground level. The site is in the catchment of South Holland Drainage Board and they are responsible to maintain the arterial fluvial system. Flooding can occur in intense rainfall, often over short durations of time that is unable to soak into the ground or enter the drainage system. The natural topographic nature of the ground having no high ground around the site will not cause any rapid inundation of the site. There are no known groundwater problems. There are no known public sewers in the vicinity of the site.

Gedney Hill does not have a sewerage system so it is reliant upon package treatment plants and although some of the proposed units will rely on existing systems on site, it is proposed to introduce further plants to cater for the additional units.

The rainfall from the roofs of the units will discharge to ground or be discharged to the lake. The new roadways will be constructed with permeable materials such as hardcore with a gravel surface.

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 Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 12 March 2025