

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

District: East Lindsey District Council

Application number: 00272/25/FUL

Application Type: Full-Major

Proposal: Planning Permission - Change of use of existing commercial fishing lake to provide a holiday park, with the siting of 22 no. holiday lodges, excavation of land to form a fishing lake and an extension to the existing fishing lake, erection of a storage building, provision of 3 metre high bunding, the construction of internal access roads with associated infrastructure and landscaping

Location: Land opposite The Boathouse, Hagnaby Lock, Stickney, Lincolnshire

Response Date: 12 May 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 objection

Comments:

This proposal is for the redevelopment of Existing Fishing Lake to Form Tourism & Leisure Development Comprising 2 Fishing Lakes, up to 22 Holiday Lodges, Landscaping, Access and Associated Infrastructure, which comprises of approximately 4.23ha hectares of land located off Drain Bank, Hagnaby Lock. The proposed layout of the site is based around two lakes which sit centrally within the main part of the site with glamping pods are sited around the two lakes, including an access road which provides access to the lodges and to visitor parking bays, 3no. per lodge. Between each lake is a communal relaxation area featuring picnic benches aimed at building a community between residents within the site. Vehicular access to the site is to be provided via an existing access from Drain Bank which a 60mph carriageway with no footways or streetlighting on the site's eastern boundary. The results of the Swept Path Analysis (SPA) demonstrate that a refuse vehicle can adequately access and exit the site via the existing junction with Drain Bank, subject to widening of the access. The visibility assessment demonstrates that the required visibility splays of 2.4m x 215m to the right and 2.4m x 215m to the left appear to be achievable from the existing site access, without the need for third party land. The vehicle trip generation of the proposed 22 lodges has been projected using the industry-standard TRICS database. The traffic projections indicate that the development could generate up to 2 two-way vehicle trip movement during the typical AM network peak hour (08:00-09:00), and 9 two-way vehicle trips during the typical PM network peak hour (17:00-18:00), with 76 daily two-way trips (07:00- 19:00). Based on the assessment, it is considered that the proposals are in accordance with the 'National Planning Policy Framework' (NPPF) and therefore concludes that the proposed siting of 22 lodges on land at Hagnaby Lock, Stickney is suitable in terms of highway safety and the residual cumulative impact upon the highway network, would not be severe to prevent or refuse on highway grounds.

The Site is located within Flood Zone 3 and is therefore at the highest risk of flooding from rivers but is not at risk of tidal flooding or surface water. The rainwater from the roofs of the Lodges will discharge to a shallow French drain around the perimeter of the site, any excess water will flow into the two lakes. An emergency high-level weir at the outflow end to control the lakes water level to provide a 600mm freeboard, will discharge into the dyke on the southern boundary which in turn discharges into the Witham Fourth District IDB drain. The new roadways will be surfaces with gravel chipping surface on a 250mm layer of 6F2 hardcore to provide a sustainable and permeable roadway and not increasing green field runoff rates to watercourses. No increase in surface water flood risk.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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>

Highway Informative 09

The existing ground level of the site must not be raised above the ground level of any surrounding land without further consultation with the Lead Local Flood Authority and Local Planning Authority, to consider suitable mitigation measures to ensure that surface water flood risk is not created or increased to land adjacent to the permitted development.

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: 12 May 2025



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My Reference: SC
Your Reference: **00272/25/FUL**

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Sent by email: HighwaysSUDsSupport@lincolnshire.gov.uk

16 April 2025

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - LAND OPPOSITE THE BOATHOUSE, HAGNABY LOCK, STICKNEY,
LINCOLNSHIRE

I refer to the outline planning application reference **00272/25/FUL**. The Fire Authority would make no objection to the application provided that the following items were included within the development:

- 1. Lincolnshire Fire and Rescue recommend that fire hydrants be installed within this development at the developer's expense in accordance with BS750-2012 and no more than 90m away from an entry in Commercial Premises. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.**

Yours faithfully

Sarah Cocker
Fire Safety Inspector
Lincolnshire Fire and Rescue

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