



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

**District:** East Lindsey District Council

**Application number:** 02077/25/FUL

**Application Type:**

**Proposal:** Planning Permission - Siting of 36 no. static caravans and the erection of 4 no. lodges and associated works.

**Location:** St Michaels Park, Skegness Road, Burgh Le Marsh, Lincolnshire, PE24 5AA

**Response Date:** 6 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.

**Application number: 02077/25/FUL**

**Application Type: Full**

**Location: St Michaels Park, Skegness Road, Burgh Le Marsh, Lincolnshire, PE24 5AA**

## **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:**

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, subject to planning condition, 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:**

*This proposal is for the siting of 36 no. static caravans and the erection of 4 no. lodges and associated works. The site is located with direct access from the A158.*

### **Highway safety**

The site has an existing well-designed tarmac vehicular access that can enable 2 cars to pass in opposing directions, directly serving the site from the A158. The access has excellent visibility, ensuring safe entry and exit for vehicles. Additionally, there is a surfaced footway leading from the access to a signalised crossing over the A158, providing safe pedestrian and cyclist access to Burgh le Marsh. The route is relatively safe, flat, and approximately 1 kilometre in length, making it easily walkable or cyclable. There are also good vehicular connections to Burgh le Marsh and Skegness. Therefore, subject to Public Right of Way (PROW) improvements to the north of the site, it is considered that the proposals would not result in an unacceptable impact on highway safety.

### **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

While there may be an increase in trips, pedestrian and cyclist connectivity, along with on-site amenities, will keep additional trips low. Visitors will make use of on-site fishing lakes. Therefore, in view of the above 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**

Each static caravan unit will have parking provision for one car. Additional parking is available on the internal roads, with no impact on the public highway. The lodges will have a communal parking area linked to the accommodation by a footpath, ensuring convenient access for residents. A section of the Public Footpath network runs between the planted lines at the northern end of the site, north of Skegness Road, with informal access from the site provided for a direct connection to the Public Right of Way (PROW). A loop footpath is provided on-site for pedestrian safety.

### **Flood Risk and Drainage**

The site is located in Flood Zone 3 and is registered with the Environment Agency's Floodline Warning Direct system. Details of the evacuation plan are included in the welcome pack given to holidaymakers upon their first occupancy. From January 2050 onwards, caravans will only be occupied between 15th March and 31st October.

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 site has a low surface water flood risk, with an annual probability of less than 0.1%. Existing drainage of the site is via infiltration; the proposed drainage will do the same, with no increased site runoff. New internal roads will be constructed with 6F2 capping and permeable tarmac, ensuring permeability. 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**

While there are no objections to this proposal, the site will result in extra demand for the use of Public Footpath 265 that crosses the north end of the site. To assist in the extra maintenance of the path and ensure it is future-proofed, it is requested that the developer replace the existing bridge structure at the east side of the proposed development with a culvert, and the stile at the west side be replaced with a metal self-closing gate. Specifications for such structures are available from Lincolnshire County Council's Public Rights of Way Team.

This aligns with the National Planning Policy Framework (NPPF) guidelines on accessibility and inclusivity, which emphasise the importance of creating safe, inclusive, and accessible environments for all users.

### **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 right of way (by means of a culverted eastern connection and a gated western connection) 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.

**Officer's Name: Justine Robson**

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

**Date: 6 May 2025**



**Lincolnshire**  
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My Ref: 10095415326/MH  
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**For the attention of: Jane Baker**

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

*24 April 2025*

Dear Madam,

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

**DEVELOPMENT: PLANNING PERMISSION - SITING OF 36 NO. STATIC CARAVANS AND THE ERECTION OF 4 NO. LODGES AND ASSOCIATED WORKS.**

**LOCATION: ST MICHAELS PARK, SKEGNESS ROAD, BURGH LE MARSH, LINCOLNSHIRE, PE24 5AA**

I refer to the planning application reference 02077/25/FUL. The Fire Authority object to the application on the grounds of inadequate water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

**ACCESS**

***No comment***

**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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LFR Water Manager