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To: North Kesteven District Council

Application Ref: 22/1323/FUL

Proposal: **Change of use of 4 acres agricultural land to equestrian use, erection of stable building/ yard (4 boxes, tack room, feed/hay/bedding store, wash down bay) and erection of 30m x 50m sand manege**

Location: **Knights Templars Barn, Temple Farm Unclassified Road, Temple Lane To A15 Temple Bruer**

With reference to the above application received 27 September 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

The proposal is for the change of use of 4 acres of agricultural land to equestrian use, erection of stable building/yard and erection of 30m x 50m sand manege - it is for the applicants own horses to be looked after/trained/exercised for their own enjoyment and therefore it will attract visitors or increases vehicle movements. The site is 1.62 hectares and it has good access onto Temple Road and onto the A15 where visibility is acceptable. There is sufficient parking and turning within the site and there is no impact on the Public Highway.

There is a Public Right of Way in close proximity to the site that is not affected by the proposals. 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 stables will be erected on a concrete raft and the sand arena will be erected on well draining soil, they will have guttering attached and all rainwater will be harvested/recycled for onward use for plants and horses. The sand arena will have traditional herringbone drainage arrangement with a 100mm perforated pipe; covered with 20/40mm clean stone, set at 6mm intervals. Two membranes above and below to ensure it remains free of debris and the flow or percolation of rainwater is not inhibited. The drainage system then falls out to a suitable soakaway. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity

of the site.

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.

Case Officer:

Date: 4 November 2022

Sam Wood

**for Warren Peppard
Head of Development Management**