

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

District: East Lindsey District Council

Application number: N/132/01115/23

Application Type: Full - Major Planning Application

Proposal: Planning Permission - Change of use of existing agricultural land to equestrian grazing paddocks, construction of an all weather riding arena, erection of stables for private use, erection of fencing and construction of an access track

Location: Land adjacent to Whimbrel Cottage, Marsh Lane, North Somercotes, Louth, LN11 7PD

Response Date: 23 June 2023

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

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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:

The proposal is for the change of use of existing agricultural land to equestrian grazing paddocks, construction of an all weather riding arena, erection of stables for private use, erection of fencing and construction of an access track, which is to be accessed through the current access to the property. Therefore, the proposals are not seen to have an unacceptable impact on the public highway safety or severe impacts on the road network.

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 proposes to install a new surface water drain from the all weather riding arena, to outfall into the existing dyke and there is sufficient undeveloped land within the site that will allow surface water to continue to run off from the impervious areas to infiltrate and in turn not be cast onto neighbouring land. Therefore 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.

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 23 June 2023

Chief Fire Officer: Mark Baxter

My Ref: SC
Your Ref: N/132/01115/23

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

Highways SuDS Support
Lincolnshire County Council
County Offices,
Newland,
Lincoln LN1 1YL

15 June 2023

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - LAND ADJACENT TO WHIMBREL COTTAGE,
MARSH LANE, NORTH SOMERCOTES, LOUTH, LN11 7PD**

I refer to the planning application reference N/132/01115/23. The Fire Authority have no objection to the application provided the following items were included within the development.

1. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence.
2. 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 part B5. This weight limit would also apply to any private roads in order to achieve the above item.

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

Yours faithfully

Sarah Cocker
Fire Safety Inspector
Lincolnshire Fire and Rescue
Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org



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