

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

**District: South Kesteven District Council**

**Application number: S23/1340**

**Application Type: Full Major**

**Proposal: Change of use to equestrian riding school**

**Location: Willow Farm, Brant Road, Fulbeck, Lincolnshire, NG32 3JA**

**Response Date: 14 August 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**

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.

### **Comments:**

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 is change of use to equestrian riding school, existing buildings on site and the arenas are constructed in a permeable material, there is no surface water flooding. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### **Introduction/Site Location**

The application is change of use to equestrian riding school at Willow Farm, Brant Road, Fulbeck, Lincolnshire, NG32 3JA

### **Highway safety**

There are no highway safety concerns.

### **Highway capacity**

The highway network has capacity from any increase in vehicle movement the change of use might generate.

**Officer's Name: Helen Patchett**

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

**Date: 14 August 2023**