

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

District: Lincoln City Council

Application number: 2023/0498/FUL

Application Type: Full - Major Planning Application

Proposal: Erection of stables block to accommodate 3 stables, addition of 3 paddocks and dressage area

Location: Land at Lee Road, Lincoln, Lincolnshire, LN2 4BH

Response Date: 5 September 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 Objection

Comments:

This proposal is for erection of stables block to accommodate 3 stables, addition of 3 paddocks and dressage area and the access remain unchanged, parking and turning availability has been demonstrated within the site and the applicant has confirmed that the site will be used for private use, which in turn will reduce the vehicle movements compared to the sites previous use. 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 the use of infiltration to manage the surface water run off 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.

Informatives

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>

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 5 September 2023