

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

**District: South Kesteven District Council**

**Application number: S23/0710**

**Application Type: Full-Major**

**Proposal: Change of use of grazing land to wedding venue**

**Location: Land to west of the junction of Belvoir Road and Cliff Road ,Woolsthorpe By Belvoir**

**Response Date: 4 October 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:**

**Approve with Conditions**

### **Introduction/Site Location**

The proposal is for the change of use of grazing land to a wedding venue.

### **Existing Conditions**

The area is part of an established vineyard so the only vehicles using the site would be those from the estate.

### **Highway safety**

The access route will be from the access within the Vale of Belvoir not via the Lion Gates/Eastern access. The access within the Vale of Belvoir is not within Lincolnshire County Councils area. A condition will be applied to any planning permission stating that the Eastern access is not to be used in connection with the marquee/events venue.

### **Site Layout**

Adequate parking has been demonstrated with overflow parking available.

### **Flood Risk and Drainage**

The existing site is predominantly covered by hard standing which does not allow for any permeable drainage within the site area. The proposal site will not give rise to flooding and will not increase the flooding to any neighbouring sites.

### **Planning Conditions:**

In the event that permission is to be given, the following planning conditions should be attached:

HP00 - The permitted development shall be accessed through the parklands from the Castle access in the Vale of Belvoir. The Eastern access through the Lions Gates **shall not** be used in relation to the use of the marquee/events venue.

Reason - In the interests of Highway Safety and the safety of the users of the site.

**Officer's Name: Samantha Legg**

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

**Date: 4 October 2023**