

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

**District: South Holland District Council**

**Application number: H14-0045-24**

**Application Type: Full - Major**

**Proposal: Proposed change of use from agricultural land to paddock including stables & all weather menage for private equestrian use**

**Location: Rear of Egmond, Glenside South, West Pinchbeck, Spalding, PE11 3NP**

**Response Date: 19 February 2024**

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.

### **Introduction/Site Location**

The proposal is for the *change of use from agricultural land to paddock including stables & all weather menage for private equestrian use.*

### **Existing Conditions**

The site is accessed from Glenside South and the existing access that is shared with the neighbouring property is adequate in terms of construction and size to accommodate vehicles that will be accessing the proposed Stables and Menage.

### **Highway safety**

The access has good visibility in both directions and there are no reported Personal Injury Accidents in the vicinity of the site.

### **Highway capacity**

The proposal is for Private use ancillary to the main house.

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

### **Site Layout**

Private land - standard for this type of proposal

### **Flood Risk and Drainage**

Flood Zone 3 - The proposed floor level of the new stable block will be as existing surrounding ground level with consideration given to all electric point heights The finished surface level of the all-weather ménage will be 300mm above existing surrounding ground level. Stable block surface water will be discharged into new soakaways.

**Officer's Name: Samantha Legg**

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

**Date: 19 February 2024**