

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

**District:** East Lindsey District Council

**Application number:** S/168/01031/24

**Application Type:** Full-Major

**Proposal:** Planning Permission - Change of use of agricultural land to equestrian use (works commenced) and provision of a manege.

**Location:** Land west of Stickford Lodge, Keal Bank, Stickford

**Response Date:** 4 September 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 objection**

The applicant would like to use the land (4.2 hectares) to exercise/lunge and occasionally ride two ponies, of which they currently have. The installation of the proposed manege will provide a safe riding area, constructed of drainage stone base, with silica and sand topping. No fencing will be erected as they will be using existing posts with equestrian electric fence tape for the perimeter. The proposal is to remain private and not associated with commercial/business use and will utilise the existing access off Fen Lane which has suitable visibility and surface water will percolate to the ground naturally. Therefore, this proposal would not have a severe impact upon highway safety.

Note to planner

Please can you condition that the Change of use of agricultural land to equestrian use (works commenced) and provision of a manege, is to remain private and not associated with commercial/business use.

**Officer's Name: Dean Whitehead**

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

**Date: 4 September 2024**