

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

District: West Lindsey District Council

Application number: WL/2024/01034

Application Type:

Proposal: Planning application for change of use of private equestrian land and stables to commercial equestrian land and stables

Location: Parkside Barns, Parkside Farm, Gainsborough Road, Gainsborough, DN21 4AJ

Response Date: 20 February 2025

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.

- **Planning Conditions as detailed below.**

No highway related conditions required.

Comments:

Low highway impact development proposal, proposed trip generation will have a negligible impact on the public highway.

Introduction/Site Location

Change of use to commercial equestrian use.

Existing Conditions

Private equestrian use.

Highway safety

Highway safety is not affected by this proposal, site benefits from a suitable access with adequate visibility.

Highway capacity

Highway capacity is not affected by this proposal, trip generation is negligible.

Travel Plan

A Travel Plan is not required.

Site Layout

Equestrian land and stables.

Flood Risk and Drainage

As existing, no changes proposed.

Off-Site Improvements

None required.

Planning Conditions:

N/A

Informatives

N/A

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 20 February 2025