



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

**District:** North Kesteven District Council

**Application number:** 25/0018/FUL

**Application Type:** full major planning application

**Proposal:** Change of use of land to equestrian use and erection of stable buildings and menage

**Location:** Harts Close, Welbourn Road, Brant Broughton, Lincoln, Lincolnshire, LN5 0SP

**Response Date:** 26 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:**

**Recommendation for No objection subject to:**

### **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 change of use of land to equestrian use and erection of stable buildings and menage at Harts Close, Welbourn Road, Brant Broughton, Lincoln, Lincolnshire, LN5 0SP

### **Existing Conditions**

The site is occupied by a bungalow and associated access, garden and car parking area with outbuildings. The eastern area of the site where the stables are proposed is open meadowland. The site is bounded by overgrown and dense hedgerows and bushes.

### **Highway safety/Highway capacity**

Access to the site is gained Welbourn Road by two separate private accesses. The western most access is used by the occupants of the dwelling with a gravel driveway from the access to an adequate parking area adjacent to the property. The proposal will remain strictly private and solely for family members therefore no increase in traffic volumes to the site.

### **Site Layout**

The proposal site for the stables and manege is located on meadowland in the southwest of the site.

## **Flood Risk and Drainage**

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 change of use of land to equestrian use and erection of stable buildings and manege. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

In regard to surface water, new field drains will be installed and the manege will have its own drainage system, which will channel water into the field drains, which in turn drain to the field ditch.

**Officer's Name: Kelly Austwick**

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

**Date: 26 February 2025**