



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

District: East Lindsey District Council

Application number: S/177/00298/25

Application Type: Full

Proposal: Planning Permission - Change of use of field to paddock and proposed manage, the erection of stables and hay barn with the construction of vehicular access

Location: Field off Clay Lane, Tetford

Response Date: 27 March 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.

Comments:

Introduction/Site Location

The application for the change of use of a field to a paddock, the proposed menage, and the erection of stables and a hay barn with the construction of vehicular access at Field Off, Clay Lane, Tetford. Clay Lane, at this location, is not classified as a highway maintainable at public expense. The applicant may need to demonstrate that they have the necessary vehicular access rights within their land deeds. It is well situated by Public Footpath Tetf/31/2 and Public Bridleway Tetf/112/2.

Highway safety and capacity

The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Clay Lane is a private road at this location, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Church Lane and its junction with Clay Lane. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

The development proposals will generate a limited number of vehicle trips per day associated with equestrian use (Class Sui Generis). The site is currently a field which would also generate vehicle movements. Given that the proposed use will generate a comparable number of trips, it is not possible to raise an objection to the proposals based on traffic impact, in accordance with the NPPF. The access and parking arrangements are satisfactory; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

It is noted that Public Footpath Tetf/31/2 runs through this site. The Public Footpath is to remain unobstructed and available at all times. There should be no erection of any fences or structures across the Public Footpath other than the pedestrian access gate onto Clay Lane.

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 falls within Flood Zone 1 and is identified as being at low risk of surface water flooding. Given these factors, there are no significant concerns regarding flood risk. However, surface water drainage should be managed appropriately to ensure there is no increase in runoff onto adjacent land. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 27 March 2025