

HIGHWAY AND LEAD LOCAL FLOOD AUTHORITY RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Holland District Council

Application number: H02-0511-25

Application Type: Full

Proposal: Proposed development of 9 dwellings

Location: Land off Postland Road, Crowland

Response Date: 23 September 2025

Response by: Samantha Legg

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.

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 for Approval subject to:

Comments:

Full application for a proposed development of 9 dwellings. The developer is Seagate Homes, the development consists of 9 x 4+ market housing dwellings, with adequate parking. The land is currently Paddock land, there is an existing access with the public highway that also previously served a Garden Centre that has ceased trading. The layout consists of a 5m shared surface road that will remain private. A Refuse vehicle will not enter a private drive so a Bin collection point should be detailed nearer to the access not individual Bin collection Points that is currently detailed on the site plan. A Pedestrian connection is detailed internally to connect to the existing pedestrian footway in private land which then connects to the public highway on Postland Road. The development will increase pedestrian footfall into Crowland therefore a condition is requested to improve the public highway by installing 2no tactile crossing points from the junction with Postland Road and the junction of Girdlestone Walk. The tactile crossing required at Postland Road junction will also involve the realignment of the footway to accommodate the tactile crossing and ensure that it is positioned correctly. The proposal will not create an adverse impact on the public highway. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile crossing and footway realignment at the junction with Postland Road and a tactile crossing at Girdlestone Walk) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any

other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 23 September 2025