

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

District: South Holland District Council

Application number: H02-0575-25

Application Type: Full

Proposal: Demolition of existing buildings, construction of 9 dwellings including car parking, infrastructure and landscaping

Location: Speechley's Yard, North Street, Crowland

Response Date: 13 August 2025

Response by: Dean Whitehead

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: No objection

This proposal is for the demolition of existing buildings, construction of 9 dwellings including car parking, infrastructure and landscaping, which will utilise the existing access arrangements that serves the current use. Sufficient parking and turning provision have been made within the site to allow vehicles to enter and leave in a forward gear. The Highway and Lead Local Flood Authority have been mindful of the fact, that this is already an existing access and is suitable for the proposed use and for the existing parking arrangements for adjacent neighbours, so that drivers intending to enter the highway at this access, may have sufficient visibility of approaching traffic and pedestrians to judge if it is safe to make the manoeuvre on to North Street. The proposed access is located within a 30mph carriageway and although narrow, it will not be detrimental for the safe passage of vehicular movements, as there is suitable forward visibility and room for vehicles to wait safely and pass within the site to enter and leave without causing extensive queuing or obstruction should they meet other vehicles at the access. It should be noted that the proposed widths of the private shared access road does conform to Manual for Streets. This part of North Street has several shops and facilities that attract car-borne customers and visitors who have become accustomed to parking their vehicles on the street, however there is a marked 'Keep Clear' facility at the entrance to allow the free passage of vehicular movements.

Additionally, there has been no recorded Personal Injury Accidents (PIA) in the vicinity of this access in the last 5 years and the additional vehicle movements along North Street for this proposal would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact on the highway network. These are the only reasons the National Planning Policy Framework (NPPF) will permit to be cited for restricting or refusing developments on highway grounds.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding 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.

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.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 13 August 2025