

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

District: South Holland District Council

Application number: H02-0832-26

Application Type: Approval of Condition

Proposal: Details of Construction Management Plan & Method Statement, Estate Road Phasing & Completion Plan and details of installation of fire hydrants (Conditions 14, 17 & 29 of H02-0759-25)

Location: Land East of Normanton Road, Crowland

Response Date: 12 October 2026

Response by: Justine Robson

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:

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:

In respect of Condition 14, the revised Construction Management Plan now identifies a single construction access and routing arrangement via the haul road from Clout Drove, provides details of haul road construction, site parking, loading and unloading arrangements, wheel washing facilities, construction traffic routing and measures to minimise disturbance arising from construction activities. The Construction Traffic Management Plan also identifies measures intended to prevent construction traffic from travelling through Normanton Road.

The condition requires a strategy stating how surface water runoff on and from the development will be managed during construction, together with protection measures for sustainable drainage features and drawings showing how drainage systems connect to an outfall during construction. The revised submission includes a construction-stage surface water strategy identifying silt control measures, protection of drainage features, early delivery of the attenuation basin, provision of an operational outfall prior to plot connections, and drawings showing the relationship between the proposed drainage measures and construction works. Whilst the information is not as detailed as would normally be sought through a dedicated construction-phase drainage management condition, on balance it is considered to satisfy the requirements of the condition as worded.

In respect of Condition 17, the revised Street Management & Maintenance Plan has corrected the previous drafting errors, identifies the proposed maintenance responsibilities, conveyance arrangements, construction sequence and measures for management of the estate roads during the construction period. The submitted information is considered sufficient to satisfy the requirements of the condition.

Advisory Note

The proposed construction access from Clout Drove will require separate approval under Section 184 of the Highways Act 1980. The construction access must not be brought into use until the necessary Section 184 consent has been obtained from the Local Highway Authority. Any discharge of the planning conditions does not constitute highway approval and does not prejudice the outcome of any required Section 38, Section 184 or other highway approval process.

The Local Highway Authority therefore raises no objection to the discharge of Conditions 14 and 17.

Officer's Name: Justine Robson

Officer's Title: Principal Development Management Officer

Date: 12 October 2026