

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

District: South Holland District Council

Application number: H05-1257-25

Application Type: Householder

Proposal: Rear Extension & Alterations

Location: 44 Fleet Road, Fleet, Spalding, Lincolnshire, PE12 8LA

Response Date: 8 January 2026

Response by: Samantha Abrams

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 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:

This proposal is for rear extension & alterations and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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.

South Holland IDB comments:

Thank you for your consultation on the Householder Application referenced below. We have reviewed the supporting information. Whilst the site is located within the Internal Drainage District of the South Holland Internal Drainage Board, the proposals do not satisfy our development policy criteria for commenting. For information, the nearest Board-maintained arterial watercourse (K23 Washway Road, code DRN201G2308) exists as a pipeline on the opposite side of Fleet Road. The proposals are outside the Board's 9 metre Byelaw distance of this pipeline. We presume that the main dwelling is already discharging foul waste into the adopted foul sewer along Fleet Road. We are not aware of any open or piped private (riparian) watercourses within or adjacent to the site boundary but this should be confirmed by the applicant. On the balance of these observations, the Board's previous written consent is unlikely to be required to enable this development.

Officer's Name: Samantha Abrams

Officer's Title: Development Management Officer

Date: 8 January 2026