



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

District: South Holland District Council

Application number: H06-0768-25

Application Type: Full-Major

Proposal: Use of land to provide 16 additional mobile homes for Gypsy & Traveller Use

Location: Green Acres Park, Ropers Gate, Gedney, Spalding, PE12 0GA

Response Date: 4 September 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

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 is a re-submission of application H06-0969-24 and therefore, our comments remain the same as previously.

The site lies on the south side of Ropers Gate and currently comprises of 3no. traveller's pitches with 3no. separate accesses from the highway. The topography of the site is relatively level and is surrounded by open countryside to the northeast of the village of Gedney. The land is bounded to the south by a field drain and is located within Flood Zone 3. Planning permission is sought for the erection of the formation of 16 traveller's pitches with associated access and landscaping. The creation of utilising a single central access (existing) would reduce the number of openings that currently exist to Ropers Gate, which would be to the benefit of local safety, efficiency, and capacity. The existing single access is wide enough to accommodate the passage of two-way vehicular movements and sufficient visibility can be achieved including suitable parking and turning within the site to allow vehicles to enter and

leave in a forward gear. The impact of this proposed development will not be severe regarding highway safety or capacity.

The proposal will not increase surface water flood risk as surface water from the mobile homes will disperse into the ground naturally.

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: 4 September 2025