

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

District: South Holland District Council

Application number: H09-1278-25

Application Type: Full

Proposal: Proposed erection of 2 bungalows

Location: Land east of Forest Way, Holbeach, Spalding

Response Date: 30 January 2026

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 No objection subject to: Conditions

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:

Proposed erection of 2 bungalows. Visibility from Forest Way on to Wignal's Gate is good and the speed limit is 30mph. I had no safety concerns exiting Forest Way onto Wignal's Gate. The proposed bungalows are set well back from the junction so they will not have an impact on the visibility at the junction. There is a connecting footway from Wignal's gate into the site that crosses over adjacent to the first plot. This will continue to work as it does and there will be no safety implications here with the proposal. The site plan demonstrates sufficient off-street parking for the size of the dwellings in accordance with the South East Lincolnshire Local Plan and guidance in the Lincolnshire County Council Design Approach document. Vehicles leaving the parking spaces will have clear visibility of oncoming traffic, the open space at the junction detailed on the site plan will remain and any boundary treatment here should be kept at a height no higher than 0.6m to ensure the visibility will not be impaired. It will not create pedestrian and vehicular conflict – vehicles will emerge with care leaving the proposed bungalows as those would also do entering Forest Way from Wignal's Gate. Forest Way has a long, straight entrance road, and road users have clear visibility of oncoming vehicles. Should a vehicle be parked up, on the highway fronting the plots, road users are able to pull over and wait for any oncoming vehicles to pass. This would not create a safety implication as the plots are well away from the junction and the users of the public highway have clear visibility. The proposal will not have an adverse 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. I would raise to the Local Planning Authority that as the bungalows are located so close to the attenuation basin, they need to satisfy themselves that the increase in permeable area will not have a negative impact on the functionality of the basin.

Planning Conditions:

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

Highway Condition

Any boundary treatments from the front of the buildings to the public highway shall not exceed 0.6 metres high.

Reason: So that drivers entering the highway at the access may have sufficient visibility of approaching traffic to judge if it is safe to complete the manoeuvre whilst also maintaining the visibility from the open space adjacent.

Highway Condition 11A

Prior to first occupation on site further details relating to the vehicular accesses to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first occupied and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Informatives

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 30 January 2026