

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

District: South Holland District Council

Application number: H09-1284-25

Application Type: Full

Proposal: Change of use of land to caravan site for use by gypsies/travellers and retention of change of use of existing building to associated service dwelling - Retrospective

Location: Lazy Acre Caravan Site, Little Dog Drove, Holbeach St Johns, Spalding, PE12 8RR

Response Date: 19 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:

I understand that this is a resubmission of H09-0895-25 for change of use of land to caravan site for use by gypsies/travellers and retention of change of use of existing building to associated service dwelling – Retrospective, therefore, my comments remain the same.

The information provided indicates that no arrivals to the touring/visitor pitches will be permitted before 16:00 and all departing vehicles must vacate the site by 10:00. These time restrictions mean it is unlikely that touring caravans will pass one another. Informal passing places are available, providing space for vehicles to pull into if needed, and visibility along the road is sufficient to allow drivers to see oncoming vehicles. The proposal will not result in an unacceptable impact on highway safety.

Please could the planner attach a suitable worded condition to control arrivals and departures in accordance with these times for the touring caravans.

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.

Officer's Name: Samantha Abrams

Officer's Title: Development Management Officer

Date: 19 January 2026