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

District: South Holland District Council
Application number: H13-0768-26
Application Type: Full
Proposal: Proposed house
Location: Rear of 18 High Street, Moulton, Spalding, PE12 6QB
Response Date: 11 September 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:

This application is a resubmission of planning application H13-0810-25 and proposes a revised dwelling with minor amendments to the building footprint and internal layout. The site is currently used for parking associated with Moulton Butchers, with the existing access also serving three dwellings.

The proposed development would result in the loss of the existing off-street parking used by the butchers; however, given the availability of on-street parking within the vicinity and the character of Moulton High Street, it is not considered that the displaced parking demand would result in an unacceptable impact on highway safety or the operation of the local highway network. Furthermore, the proposal is not expected to generate materially greater vehicle movements than the existing lawful use of the site.

The proposed parking provision for the dwelling is considered adequate for a three-bedroom property, and the existing access arrangements are acceptable. Notwithstanding this, it is recommended that consideration be given to reducing the height of the boundary wall adjacent to the parking area to approximately 1.0m in height, where practicable, in order to improve visibility between drivers emerging from the parking area and users of The Chase. This would assist in improving forward visibility and the overall operation of the access.

Subject to the above, the proposal is not considered to have an adverse impact on the public highway.

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: Justine Robson
Officer's Title: Principal Development Management Officer
Date: 11 September 2026