

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

District: South Holland District Council

Application number: H14-0640-26

Application Type: Variation of Condition

Proposal: Erection of 9 detached bungalows - Approved under H14-0042-24. Modification of Condition 2 to allow amendments to previously approved plans

Location: Land off Crossgate Lane, Pinchbeck, Spalding, PE11 3XW

Response Date: 29 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 seeks to vary Condition 2 of planning permission H14-0042-24 to substitute the approved house types and site layout for the erection of nine detached bungalows. The amendments principally reduce the size of the approved dwellings while retaining the established access arrangements, architectural treatment, materials, landscaping, and other previously approved details.

Following the Highway Authority's interim response, revised drawings have been submitted showing a 2m-wide footway connection at the site entrance, an informal pedestrian crossing of Crossgate Lane, details of the replacement culvert, and the extent of the proposed works within the public highway.

It is noted that the revised layout retains a footway along the southern side of the private access road beyond the swale, rather than adopting the shared-surface arrangement previously suggested by the Highway Authority. However, as the internal access road and associated footway will remain private, this is not considered sufficient grounds to object to the variation of Condition 2.

The private access road, footway, drainage infrastructure, and other areas outside the extent of the proposed Section 278 works will not be maintained at public expense. The detailed design and construction of all works within the public highway, including the access, footway connection, pedestrian crossing, and replacement culvert, will remain subject to separate technical approval and the necessary agreement under Section 278 of the Highways Act 1980.

The minor amendments proposed will not have an adverse impact upon the public highway or surface water flood risk.

Officer's Name: Justine Robson

Officer's Title: Principal Development Management Officer

Date: 29 September 2026