



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

District: South Holland District Council

Application number: H14-1017-25

Application Type: Condition variation

Proposal: Conversion of the ex-Bell Public House into five flats and the development of nine detached bungalows to the rear - approved under H14-0219-22. Modification of Condition 2 to allow amendments to previously approved plans

Location: The Bell Inn, 33 Church Street, Pinchbeck, Spalding, PE11 3UB

Response Date: 11 November 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

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 objection

The proposal is for minor amendments to Conversion of the ex-Bell Public House into five flats and the development of nine detached bungalows to the rear - approved under H14-0219-22. Modification of Condition 2 to allow amendments to previously approved plans. The minor amendments proposed now show the use of the existing access/egress arrangements and this will not have an adverse impact upon the public highway or surface water flood risk.

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: 11 November 2025