



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

District: South Holland District Council

Application number: H14-1133-25

Application Type: Condition variation

Proposal: Demolition of agricultural building, erection of 4 dwellings including new access & change of use of agricultural land to residential - Approved under H14-0851-24.

Modifications of Conditions 11, 12 and 13 of H14-0851-24 to allow amendments to wording of conditions.

Location: Land to North of Fengate Road, Pinchbeck, Spalding, PE11 3PU

Response Date: 15 December 2025

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:

Comments:

Demolition of agricultural building, erection of 4 dwellings including new access & change of use of agricultural land to residential - Approved under H14-0851-24. Modifications of Conditions 11, 12 and 13 of H14-0851-24 to allow amendments to wording of conditions. The conditions to be varied are not conditions requested by Lincolnshire County Council as Local Highway and Lead Local Flood Authority. It is for the Local Planning Authority to comment.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 15 December 2025