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

District: South Holland District Council
Application number: H17-0895-26
Application Type: Full
Proposal: Conversion of agricultural barn to create single residential dwelling
Location: La Castagna, Cheal Road, Surfleet, PE11 4BA
Response Date: 21 October 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:

The minimum visibility at the proposed access is 50m. This is below the recommended guidelines set out in Manual for Streets, however, there are several similar accesses with reduced visibility in proximity and there have been no recorded PIAs at these locations. There is sufficient parking provision, with space for turning to allow egress of the site in forward gear. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety.

Please note that the applicant will need to demonstrate as part of any subsequent Section 184 application that the existing drainage infrastructure can be satisfactorily accommodated. This includes establishing the nature, ownership, and condition of any culvert or drainage asset affected by the proposed access and securing any necessary third-party permissions or consents. Should investigations confirm the presence of a culverted watercourse, the applicant will be responsible for obtaining any necessary consents and demonstrating that the hydraulic function and future maintenance of the asset will not be adversely affected.

Informatives:

Highway Informative 03

The permitted development requires the formation of a new vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb.

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Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any

other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - https://www.lincolnshire.gov.uk/traffic-management

Officer's Name: Justine Robson
Officer's Title: Principal Development Management Officer
Date: 21 October 2026