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

District: South Holland District Council
Application number: H23-0904-26
Application Type: Full
Proposal: Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding
Location: 46 Broadgate, Whaplode, Spalding, PE12 0TN
Response Date: 14 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:

This proposal is for the erection of a log cabin for incidental domestic purposes and use for childminding, together with the change of use of part of the paddock to a play area associated with the childminding use. The existing access is to be retained and sufficient on-site parking and turning space is available to accommodate drop-off and pick-up activity associated with up to four children. Therefore, it is considered that the proposal would not result in an unacceptable impact on highway safety.

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.

Note to officer:

It's noted on the site plan that the applicant proposes the use of gravel to form the access, please inform the applicant that unbound materials are not permitted within 1m of the Highway to ensure that unbound material does not spill into the Highway and create a safety hazard.

Officer's Name: Justine Robson
Officer's Title: Principal Development Management Officer
Date: 14 October 2026