From: dev_planningsupport@eplanning.lincolnshire.gov.uk
Sent: 12 February 2025 16:35
To: _planningadvice
Subject: Response To Application Number H03-0048-25 at Land off Littleworth Drove, Deeping St Nicholas
Attachments: Response_C_00271_25.pdf

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Dear Sir/Madam

Please find attached my response in relation to the above.

Regards

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County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070

Development Management
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County Offices
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To: South Holland District Council Application Ref: H03-0048-25

Proposal: **Rural exception site of affordable housing comprising 24 dwellings**

Location: **Land off Littleworth Drove, Deeping St Nicholas**

With reference to the above application received 23 January 2025

Please note that this interim response does not confirm Lincolnshire County Council's final position regarding the development proposals, as further information, as requested below, is required to enable a full assessment of the proposals. Lincolnshire County Council's final position on any development will only be established following formal consultation (via the local planning authority) of the planning application once this information has been received.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Layout

An internal link to Campains Lane junction is shown – a tactile crossing point should be detailed connecting over to the footway the other side of the junction. The existing footway should be extended around the bend and detailed on the site plan.

A Tactile crossing point should be detailed at the private drive on the left as you travel west.

4 bed dwellings should have three parking spaces.

More emphasis on street trees is required.

The footway is not required at the gardens of 15 & 16 – this can be a shared surface road.

Secure cycle storage should be detailed for each dwelling.

A coloured-up Section 38 drawing is required indicating what will be put forward for adoption.

Swept path analysis showing how a pantechnicon will turn on site.

Refuse collection points for private drives.

Road and footway widths to be detailed.

Drainage/flood risk

Only a desk top study has been done, this is a full application so a Ground Investigation Report should be submitted complete with trial pits. It is vital we understand the ground water levels of the site.

Flood flow paths and contour drawings are required.

We accept that it is unlikely that infiltration will work on site but they are showing porous paving for the private drives and parking – where will these areas connect to?

Gullies should not connect to the basin – this should be for clean water.

The discharge rate should be derived as l/s/ha.

IDB consent will be needed for the size of the pipe at the access prior to determination of this application. If the 450mm pipe is not accepted then it could impact the layout.

The finished floor levels of the proposed dwellings are detailed to be raised in excess of 1m. How will this affect the surrounding properties? What mitigation is proposed?

Invert levels are required of the ditch (every 10m) and the attenuation pond.

Case Officer: Date: 12 February 2025

Samantha Legg