

To: South Holland District Council

Application Ref: H03-0548-26

Proposal: **Erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond - Approved under H03-0598-24. Modification of Condition 1 to allow amendments to previously approved plans, Condition 4 relating to external materials included within amended plot schedule, Condition 7 relating to updated travel plan & to amend wording of condition, Conditions 9, 10, 11 relating to the removal & replacement of 3 trees at the site entrance as part of the revised landscape scheme & attention basin & Condition 12 relating to play area**

Location: **Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding**

With reference to the above application received 15 June 2026.

Notice is hereby given that Lincolnshire County Council's formal recommendation is as follows:

Deferral: LCC is not currently in a position to support the application and requests further assessment, supporting evidence, revisions and/or dialogue, as set out in the response.

ADDITIONAL INFORMATION REQUIRED

Travel Plan comments

Lincolnshire County Council would support the amendment of the TP condition subject to the below:

Whilst Sheffield stands are provided at the village hall and the quantum of provision is acceptable, further clarification is required to confirm the inclusion of weather protection and provision for accessible and cargo cycles, in line with LCC guidance.

The assessment should be strengthened to better reflect current local travel behaviours, rather than relying primarily on Census journey-to-work data. This can be addressed through a brief qualitative overview of likely trip purposes (e.g. school, shopping and leisure), local constraints and opportunities influencing mode choice, and a clearer explanation of how post-occupation surveys will establish a robust baseline across all journey types.

Play Area comments

The proposed enclosure of the play area is noted; however, the current approach appears to fall short in terms of permeability and integration with the surrounding public realm.

Clarification is sought on how the play area will remain accessible in wet conditions, including whether an appropriate surfaced path (e.g. bound/gravel or similar all-weather route) will be provided to ensure inclusive and year-round access, and if a risk assessment means that the fencing is required.

Case Officer:

Justine Robson

Date: 29 June 2026