

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: JB/2408
Your ref: H09-0442-25

25th March 2026

Dear Jennifer,

**RE: LAND OFF BATTLEFIELDS LANE SOUTH HOLBEACH SPALDING
PE12 7PG**

Following our recent correspondence and discussions, please see below responses to your queries in [blue](#). Please note that there are a few gaps in the responses but I hope to be able to provide you with further details in due course.

Outline application:

I couldn't see what matters for which approval is being sought now rather than as part of the reserved matters stage. Could you clarify where this is set out please?

At paragraphs 1.1 and 4.1 of the PDAS (March 2025), it is confirmed that the outline application is for Access only. The Reserved Matters stage will therefore include Appearance, Landscaping, Layout and Scale.

Flooding and Surface Water

The FRA indicates that flooding likelihood from surface water low or very low, but there have been incidents in recent years – as evidenced by news reports. The FRA suggests that infiltration not possible due to geology, but attenuation basin is proposed as well as permeable surfaces. How does this work?

[I have asked the drainage consultant to advise further on these matters.](#)

I am not clear on how raising the land would impact the roads and neighbouring properties and how water would be prevented on flowing towards them (see request for more detail on levels below).

I have asked the drainage consultant to advise on these matters.

As you know the Drainage Board objected to the proposal and you have amended the illustrative layout in the Outline application to remove houses where they were above the IDB assets, but it would be useful to address all their points so that I can reconsult them (appreciating that it is not a requirement for you to apply for consents at this stage, but so I am satisfied that the development would meet their requirements). Their comments are attached.

With respect to the overall objection, it would seem that points 1) and 3) appear to be resolved (or are close to being resolved, pending further comments on the latest masterplan layout).

In relation to point 2), there is no issue with the IDB carrying out a site visit to look at any exposed field drains. The Drainage Consultant has advised that the CCTV and topographic survey completed in respect of the 2021 application (ref. H09-0115-21) is shown below:

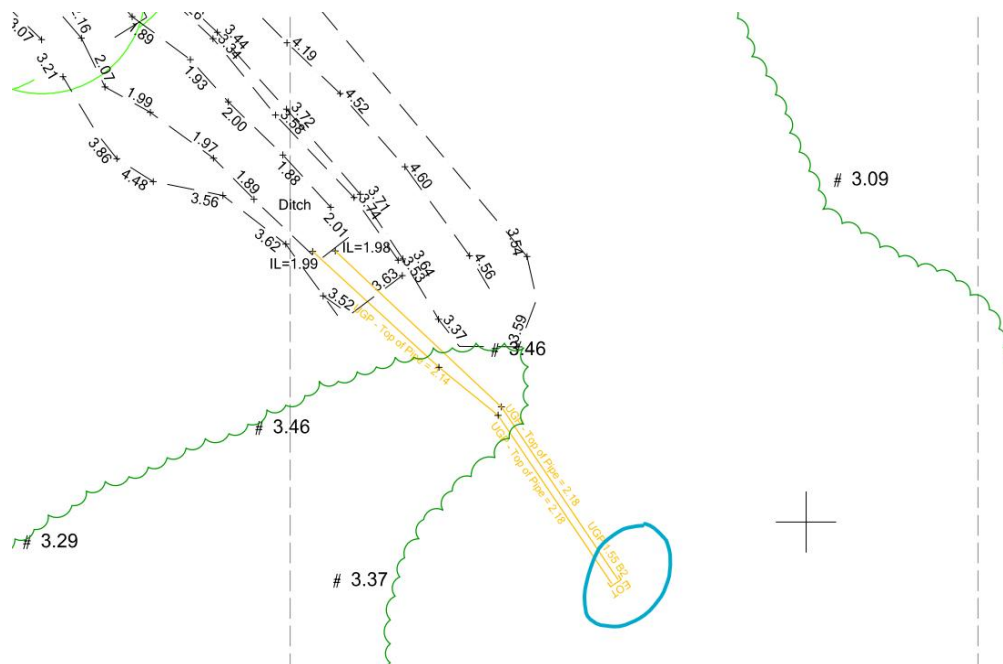




Image 2: Image of Pipe termination point.

From previous discussions, the Drainage consultant is aware that the CCTV Team attended the site but were unable to undertake a survey as the pipe had collapsed. They returned once the ecology and arboricultural teams had cleared an area of dense vegetation, permitting them to excavate along the length of the pipe. At the EOT point marked on the topographic survey (Image 1), the pipe terminated (Image 2).

The Drainage Consultant has advised that all evidence points to the pipe being severed when the housing development to the south was built. The original drainage strategy put forward as part of the 2021 application proposed discharging the eastern-most parcel to the central ditch. At that time, an objection was received from the IDB, stating that the ditch had no onward connectivity. It was this objection which triggered the site investigations in an attempt to understand whether the ditch was connected to the Foxes Low drain. However, the investigations could not prove any such connection existed. To overcome the objection, the Drainage Consultant had to then change the layout to provide an alternative discharge location.

The FRA in respect of the 2021 application summarised this, from paragraph 6.5 onwards:

“The proposed outfall point for the site’s western catchment is the Foxes Low drain, which runs parallel to the site’s western boundary; the Foxes Low drain is maintained by South Holland IDB. South Holland IDB have confirmed they aim to maintain a maximum water level of 2.1m AOD within the Foxes Low drain.

In accordance with the DEFRA Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015, and the Lincolnshire County Council Sustainable Drainage Design and Evaluation Guide, surface water run-off from the proposed development will be limited to greenfield rates. See Table 1 for the site's developed area greenfield rates. The proposed drainage system will include attenuation capacity designed to accommodate surface water run-off for a 1-in-100-year storm event, including a 40% allowance for climate change, with no flooding."

With the submission of the current planning application, this previously accepted approach was maintained, given it had been requested by the IDB as part of the 2021 application, which was granted.

If further investigative works are required to overcome the IDBs objection, I will discuss these with my client.

Levels

It is not clear from drawings what the level of the gardens and roads would be around the houses.

I have asked the architect to advise further on these matters.

Would there be steps up to the houses? What is the gradient of the driveways? Is the whole area proposed to be raised?

I have asked the architect to advise further on these matters.

How will surface water run-off from gardens be dealt with – that is, in individual areas where land is higher than its neighbour?

I have asked the drainage consultant to advise further on these matters.

Open Space/Biodiversity etc

Other than the retention basin, the open space appears to be land left to grass. Any particular use to be put to it? Any planting?

In respect of Phase 1, the basin will feature wildflower planting, whilst the grassed area will remain as a nature-rich area of existing trees and vegetation.

Where are the nearest children's play areas?

The closest playground is at Maple Grove some 2.5km to the west of the site. A 'playing field' at Netherfield is slightly closer, some 1.85km to the south-west of the site.

Who is to maintain that land and the other incidental pieces of green around houses that are shown as 'public.'

This will be maintained by a Management Company in due course.

Can you let me know how you have got on in getting a revised BNG metric following Grace Hill's comments?

An updated BNG Metric was prepared in January 2026 to address the comments received. Additionally, a further Technical Note has been prepared in response to further comments received on 10th February from Grace Hill.

Can you provide details of what biodiversity net gain is to be provided on site.

The January 2026 BNG Assessment/HMMP sets out the BNG to be provided on site as part of the proposal.

Parking/Transport

Could you provide a plan that shows:

- Size of parking spaces, width of pavements to houses.
 - Spaces will measure 2.5 m x 5m
- How are EV charge points to be delivered and details of any above ground level infrastructure
 - EV charge points will be installed within the private curtilage of each dwelling or within the designated parking bays for parking courts, as appropriate and depending on the parking arrangements proposed for each dwelling.
 - Above ground infrastructure will be kept to a minimum and designed to integrate well with the development and will include wall-mounted charging units or slimline pedestal units, with associated cable management systems, supported by an appropriate electrical connection.
 - All equipment will be positioned discretely to avoid obstruction for vehicles/pedestrians and will be located to minimise the effects on the street scene
- Car spaces be marked out as to what house they are attached to and the visitor spaces
 - I have asked the architect to update the masterplan accordingly to show this.
- Details of the buildings for cycle parking within the gardens.
 - I have asked the architect to provide details of these.
- Can you clarify how the link to Chaffinch Way is proposed to be delivered?
 - No formal arrangement has been submitted as part of the application but the link is indicatively shown on the submitted plans.

Active Travel etc

If a contribution cannot be made is there anything else that the development can provide – perhaps physically within the development to assist with this.

On the full application area, we propose locating several benches along the western edge of the existing grassland area, set back from the link road between Battlefield Lane South and Kings Road and over in the corner of the basin by the footpath links, as well as on the western side of the site entrance from Battlefields Lane South.

On the outline application area, we propose locating several benches within the Public Open Space area and close to the link to Kensington Close. These provisions will be of benefit to support active travel for older people/people with limited mobility in the area and will help to support walking routes to the nearby bus stops and along pedestrian links.

The objectives of the Travel plan are to result in a 10% reduction in vehicle trips.

This aligns with LCC's Travel Plan Guidance.

Telegraph Poles

What is happening with these?

As part of the proposal, these will be buried as per the existing arrangement with the estate to the south, which shows the telegraph poles terminating above ground to the north of 2 Kensington Close. All other new infrastructure (communications etc.) will also be buried within the site.

I trust that the above is of assistance; however, should any queries remain, please do contact me to discuss.

Yours sincerely,



James Blake
BA (Hons) MSc MSc MRTPI
Associate Planning Consultant

Direct email: james@kppcltd.co.uk
Website: www.kenparkeplanning.com