

Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: South Holland District Council

Application Ref: H09-0721-25

Proposal: **Development of 57 affordable dwellings with associated access, open space and drainage**

Location: **Land south of Wignals Gate, Holbeach, Spalding**

With reference to the above application received 8 August 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. This includes any off-site mitigation which may be required as a result of development, be that secured via Grampian condition or S106 contribution.

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

Revised interim response with additional comments following an internal Design Panel Meeting.

Layout

An edge lane should be incorporated into the layout instead of the two private drives to provide connectivity and the vehicle tracking does not work for a refuse vehicle as they should not overrun the footways. This looks to happen on several bends/turning areas.

A shared surface road to the east of the site should be considered due to the vehicle access points and continuous flat kerbing.

Removed any unnecessary areas of footway around turning heads.

A coloured-up Section 38 drawing is required to ascertain what would be put forward for adoption.

The parking for plot 1 is unacceptable – they will just park on the road.

Linear parking is to be broken up with low level planting.

The parking at the rear of gardens should be amended – residents will park on the road close to their front doors.

Garages are only classed as a parking space if they measure 3m x 6m.

Secure cycle parking is required for every dwelling that does not have a garage, and this must be detailed.

Footway to extend up to the red line boundary on Wignals Gate and detail a tactile crossing point over to the other side of Wignals Gate.

Flood Risk and drainage

This is a major planning application therefore a full Ground Investigation report is required complete with Infiltration testing to BRE Digest 365, trial pits, a topographical survey, overland flow details and CBR testing.

Groundwater levels are indicated as possibly 1.3m bgl but this has not been confirmed in a ground investigation – this has been requested above. The full investigation should include a 6months ground water monitoring period (inclusive of the Winter period) – this would be required should the developer intend the road to be adopted. Without accurate worst-case depths, it cannot be confirmed if the swales and basin will function effectively.

Please provide invert levels of the basin and the levels of the top of the bank. Alternatively provide the depth of the basin.

Please can you confirm why the basin hasn't been put forward for adoption?

The gullies and swale adjacent to the basin can be removed and replaced with a natural flow into the basin. The additional pipes and drainage features are unnecessary.

This is not a SuDS design – Oversized pipes should not be used as a method of attenuation. The SuDS Hierarchy should be followed with appropriate evidence as to why they can or cannot be utilised. Anglian Water state that the watercourse to the east of the site should be explored because they have the powers to cross third party land. Discharge rates should be detailed as l/s/ha.

Case Officer:
Samantha Legg

Date: 16 September 2025