

Your Ref: H14-0065-26
Our Ref: 1662-1 MJB SB

19 May 2026

Mr Mark Niland
Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Mr Niland

**KESTON NURSERIES LIMITED
LAND OFF FARNBOROUGH CLOSE, PINCHBECK
APPLICATION H14-0065-26**

Thank you for your email of 14 May 2026 highlighting the continuing concerns of LCC Development Management Team.

We are pleased to enclose an amended site plan (drawing no. 1662_1_FP_SP03 (Rev A) which has been revised to respond to these comments for your consideration. Amendments and responses are as follows:-

Layout

Parking concerns of plots 1-7

We have amended the driveways for plots 3, 4 and 5 to allow space for the drivers from plots 1 and 2 to reverse across the footpath and turn round to limit the need for vehicles to reverse to the highway junction.

The parking for plots 3, 4 and 5 were already set behind the frontage for plots 1 to 3 and 4 to 7. If it is considered to appear like a "mass of parked cars" it will only be visible when standing in front of the three rows of parking spaces. This is a minimal impact.

Private drives between plots 33 and 40

We welcome the acknowledgement that LCC support the connectivity provided by the private drive/edge lane. We accept the Highway Authority will not adopt the road because of the surface water attenuation crates under the road; however the submitted drainage strategy concludes the crates will be necessary and as such the road will be privately maintained. We had anticipated this and included bin collection points on the initial submission; bin storage facilities being the measure identified by LCC to make the scheme acceptable in the event that the road was not adopted.

Service Margin should be 2m

The service margins have been amended to be 2m.

Emphasis on Street Trees

The landscape measures shown on the layout are indicative, a final scheme will be subject to condition. The layout, however, confirms that all trees adjacent to the site will be retained, including the established stand to the south west corner and the row of trees along the western boundary. This will be in addition to the trees to be provided on the site access and around the site in gardens and on verges where appropriate. The scheme layout provides a central open green area around the attenuation pond, which will provide a sense of space and openness.

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Trees cannot be planted in an attenuation pond or swales and cannot be planted within 5m of proposed or existing buildings. There is limited scope to promote more trees on the site, even with the large open space in the center of the development. We note use of the word “should” which means the emphasis or provision of street trees is not an absolute, but a factor to be taken into consideration when assessing the proposal as a whole.

The carriageway should go up to the site boundary (between plots 17 and 18)

We are not sure why LCC would require the highway to go to the edge of the site. An established commercial business (storage) operates to the south of the site and is unlikely to change. The commercial site has not been promoted for residential development in the recent call for sites in preparation for the emerging Local Plan and the road is unlikely to proceed any further. In any event the road and associated footway have been extended to the redline. The footway has been retained to allow any residents from plots 18 to 23 to avoid dropping down onto the carriageway when accessing or leaving their properties. The footway will form part of the adopted highway, so the impact will be minimal.

Visibility Splay – Plot 8

The visibility splay has been shown on the plan. The hedge, which had been shown on the indicative plan, has been removed to reduce any risk of visual obstruction. The visibility situation at plot 8 is not tangibly different to plots on the development, most of which appear acceptable to highways (with the exception of plots 1 to 7 which are addressed elsewhere in this response).

The changes to the layout are shown on the enclosed drawing no.1662_1_FP_SP03 (Rev A).

Construction route

The construction route will be specified in the Construction Management Plan, which in turn will, in accordance with common practice, be subject to a condition on any planning permission; access arrangements will be agreed at that time. We again note the use of “should” and as such the comment does not seem to be an absolute concern of Lincolnshire County Council.

Blue Land

The blue land lies outside the proposed development and should only be a concern if the promoted scheme was considered to be deficient in some way; LCC have not suggested the scheme needs amending to include the blue land.

Drainage and Flood Risk

Groundwater Monitoring

Monitoring has been undertaken to support the original outline for 100 dwellings and the extant consent for 13 dwellings on the current application site. We have already sought clarification on the need to undertake further monitoring pre decision, or whether they can if required be subject to a condition to inform a future detailed drainage strategy.

Headwall Design

In the previous revision we indicated that although a concrete headwall was retained (because that is the normal requirement of Anglian Water through the licensing process) that we would be willing to amend that detail if

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necessary. In the latest response LCC refer to “having on good authority” that Anglian Water have changed their stance although no firm reference to this position has been provided to back up the hearsay.

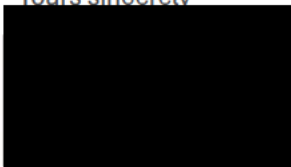
As previously advised, we will happily change the headwall design if the Anglian Water position is confirmed. As the headwall is part of the drainage works, the detailed design of the headwall could be included as an item in a condition covering the surface water drainage strategy.

Flood Risk Assessment (FRA)

According to our records a flood risk assessment was submitted as part of the application, although it is not currently showing on the application webpage; we enclose a copy with this letter. The FRA highlights the measures, including finished floor levels and flood resilience measures, that will be sufficient to mitigate flood risk for the 1 in a 100 year event.

We trust this information and the supporting drawing will allow you to proceed with this application; should additional information or clarification be required, please do not hesitate to contact us.

Yours sincerely



Michael Braithwaite MRTPI

Enc Site Layout (drawing 1662_1_FP_SP03 Rev A)
 Flood Risk Assessment (FRA Pinchbeck Keston Fields)