

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H14-0065-26

Proposal: **Erection of 40 dwellings, garages and associated infrastructure.**

Location: **Land off Farnborough Close, Pinchbeck, Spalding, PE11 5AF**

With reference to the above application received 4 February 2026

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

Layout

- Parking concerns for plots 1-7, plots 1-2 will have to reverse the length of the road the turn. Plots 5, 6 & 7 will park on the road for convenience, particularly when dropping things off or picking up. Plots 3, 4 & 5 will look like a mass of parked cars.
- The private drive provides connectivity, which is what we encourage, this is classed as an edge lane which is adoptable. However, you have an attenuation crate underneath so we would not adopt this.
- A service margin should be 2m.
- Swept path details required for a pantechicon.
- There should be more emphasis on street trees.
- The carriageway should go up to the site boundary/red outline, a footway is not required around the turning facility at the most southern point. The footway can stop outside of the southern boundary to plot 15. The turning head could be shared use.

- Plot 8, the visibility needs to be demonstrated.
- The construction route should be detailed in the CMP from Mill Green Road not through the estate.
- What is the area contained within the blue outline and why is this strip being left out

Drainage and flood risk

- The drawing does not show a flow control device.
- When was the groundwater monitoring done? It is stated that the water table ranges from 0.8m-1.8m. We request that 6months groundwater monitoring is provided at planning stage with a further 6months at Delivery stage. The test period should cover a Winter period. We have concerns that the SuDs will not work due to the presence of groundwater and that a conventional system may be more appropriate in this case. A conventional system can still include conveyance swales in certain locations.
- Will the basin be lined?
- Will the swale be lined?
- Headwall details are required – we encourage moving away from the precast concrete type as they are unsightly and there are more aesthetically pleasing ones that can be used.
- The flood Risk would have been assessed at outline stage but as you are increasing the plots we need to reevaluate the risk. Please provide a Flood risk statement to include the specifics of the flood risk and mitigation for the 1 in 100 year event.

Case Officer:

Samantha Legg

Date: 3 March 2026