
From: Jane Picking <jane@wellandidb.org.uk>
Sent: 14 May 2026 10:29
To: Niland, Mark
Cc: _planningadvice; HighwaysSUDsSupport; Craig Shinkin
Subject: H14-0083-26 (Reserved Matters) - Reserved matters application providing details of appearance ... - Kendal Grove, Pinchbeck, Spalding, PE11 5AT - Ashwood Homes
Attachments: M Niland SHDC H14-0083-26 Res Mats - Reserved Matters application providing details of appearance, landscaping layout ... - Kendall Grove, Pinchbeck, Spalding, PE11 5AT - Ashwood Homes 140526.pdf

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For and on behalf of Craig Shinkin, Planning & Enforcement Officer

Dear Mr Niland

Please find attached copy letter in respect of the above.

Many thanks

JANE PICKING
Secretary



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Our Ref. CS/JP/P/P/3

This matter is being handled by:
Craig Shinkin

Your Ref. H14-0083-26 (Reserved Matters)

14th May 2026

Mr M Niland
South Holland District Council
Planning Department
Council Offices
Spalding
Lincs PE11 2XE

Via email – mark.niland@sholland.gov.uk

Dear Mark

Re: H14-0083-26 (Reserved Matters)

**Reserved Matters application providing details of appearance, landscaping layout and scale.
Erection of 218 dwellings including roads, public open space, drainage, infrastructure and
landscaping – outline approved under Hybrid application H14-1218-21
Kendall Grove, Pinchbeck, Spalding, PE11 5AT
Ashwood Homes**

Thank you for your consultation on the above application.

I note from the submitted Drainage Strategy Phase 2 plan that surface water is to be disposed of via connection into the same SUDS pipework as for Parcel 1, ultimately discharging from the same Headwall 2 at the same restricted rate of five litres per second.

This is agreeable in principle with the Board, subject to an application for consent to discharge surface water being made prior to discharging surface water from Parcel 2. Any consent is subject to the agreement of technical details, payment of the application fee as well as the relevant development contribution.

Based on a total impermeable area of 2.891 ha and a maximum flow of five litres per second, this results in a development contribution of £14,634.13 payable in advance of connection for Parcel 2.

I note from submitted Drainage Strategy Phase 3 plan that surface water is to be disposed of positively into a riparian dyke outfalling via Headwall 3 at a restricted rate of five litres per second. Again, this is agreeable in principle, but requires the prior written consent of the Board, which is subject to the agreement of technical details, payment of the application fee as well as the relevant development contribution. I am awaiting confirmation of the total impermeable area from the consulting engineers;

Continued / ...

once I have this I will be able to provide a development contribution quotation for Parcel 3.

The developers need to ensure that any watercourse receiving water from Parcels 2 and 3 have adequate capacity to accommodate the proposed additional flows. If improvements (deepening/widening work) are required then this should be undertaken prior to any new discharges being made. Maintenance of the receiving watercourse will need to be undertaken in perpetuity to ensure security of the outfalls.

Yours sincerely

C Shinkin

Craig Shinkin
Planning & Enforcement Officer

cc South Holland District Council Planning – via email – planningadvice@sholland.gov.uk
cc Highways SUDS – via email – Highways SUDsSupport@lincolnshire.gov.uk