

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H14-0083-26

Proposal: **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**

Location: **Kendall Grove, Pinchbeck, Spalding PE11 5AT**

With reference to the above application received 18 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

Further to reviewing the submitted information under application H14-0083-26 for approval of reserved matters to the Local Planning Authority, in this case, South Holland District Council, the Highway and Lead Local Flood Authority would like to make the following comments: -

Highway

The general layout does have some merit and would be acceptable in principle with the following changes and considerations to be made as follows: -

- Consideration of providing an edge lane rather than private drives to serve plots 283-284 and plots 292-294 on Phase 3.
- Consideration of providing a pedestrian footway link between the turning head of plots 316/269 and turning head of plots 218/212 for better pedestrian connectivity.
- The connection from the development site on Phase 3 at the Western side to Blue Gowt Lane needs to be 3.0 metres for shared pedestrian/cycleway use. Please amend. Additionally at this location, there will be a requirement for some off-site improvement works to upgrade the existing access to facilitate the shared pedestrian/cycleway link of 3.0 metres wide which has been indicated on drawing number: AHL-1673-02-DR-005 to some extent. Please note on drawing that design details are required at S38 design submission which will be adopted by this Authority.
- There will be a requirement to provide an adopted shared pedestrian/cycleway link of 3.0 metres wide from the turning head of plots 147/151 to make connection to the shared pedestrian/cycleway link on the Spalding Western Relief Road. Please note on drawing that design details are required at S38 design submission which will be adopted by this Authority.

Drainage

The drainage strategy on Phase 3 drawing number: AHL-1673-02-DR-005 shows a discharge point at Headwall 3 to watercourse running along the Eastern boundary. Please can the applicant advise if this is a riparian or Internal Drainage Board owned water course and if this will be piped and filled. Welland and Deeping IDB have made comment *'If planning permission is granted, then an application for consent to alter a watercourse will need to be submitted in advance of works for the proposed piping of riparian dyke running through the site'*. Effectively, we need to know who will be responsible for maintaining the watercourse in perpetuity.

Case Officer:

Dean Whitehead

Date: 13th March 2026