South Holland District Council supplementary report

Address:	Land North of the B1173 Barrier Bank and West of the A16 Spalding (Lincs Gateway)
Officer:	Mark Niland
App ref:	H16-0364-26
Proposal:	Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated Infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered.

Reason for report

The original report was written before the National Planning Policy Framework (August 2026) was published. The section 106 agreement has since been signed. This report considers whether the new national policies set out within the National Planning Policy Framework 2026 change the assessment or recommendation before the decision is issued. It should be read with the original report.

Annex A (NPPF 2026) confirms that the new policies apply from publication.

Updated assessment

Principle of Development

The proposal seeks outline permission for up to 70,000 square metres of storage and distribution floorspace with ancillary offices. Only access is being decided at this stage. The site remains allocated for employment under Local Plan Policies 7 and 8. This supports approval, alongside the approach in S3. Policy E2 requires substantial weight to be given to the economic benefits, including investment and employment. No conflict has been identified between the employment allocation and the new national policies.

Highways & Transport

Policies E3, TR3, TR4 and TR6 cover logistics and transport. The existing B1173 access, transport assessment and Travel Plan support the original findings. Detailed proposals

and conditions should provide suitable HGV and cycle parking, vehicle charging and sustainable travel measures, together with the noise controls already identified.

Flood Risk & Drainage

The site has outline permission for the same proposal under H16-0521-23, which remains extant until 20 October 2026. This is an important material consideration. Separately, Local Plan paragraphs 3.5.3–3.5.4 confirm that the Sequential Test was undertaken during plan preparation and that allocated sites are deemed to have passed it. As the proposal is for the allocated employment use within SP002, the test does not need to be repeated under F5(2)(a).

The Flood Risk Assessment and consultees' responses support the proposed drainage and flood protection measures under F4–F8. Conditions must secure flood resilience, safe refuge and emergency arrangements. Any enclosure of open watercourses needs justification under F8(3).

Other Environmental Matters

The original findings on ecology, landscaping, archaeology, contamination and neighbours' living conditions remain relevant under N2, DP3, HE5/HE10 and P2/P3. Detailed design should address energy use and climate resilience under CC2–CC3. Integrated nest boxes should be secured unless there are compelling technical reasons against their use. The conditions should also reflect the statutory requirements for phased biodiversity gain plans.

Planning Obligations

The section 106 agreement secures the transport contributions described in the original report. The review under DM6 has not identified a reason to change those contributions.

Planning balance and recommendation

The development plan remains the starting point under section 38(6) of the Planning and Compulsory Purchase Act 2004. The employment allocation, economic benefits and existing permission continue to support approval. The new Framework does not, on the evidence reviewed, require a different recommendation. Approval remains recommended, subject to confirming legal completion and finalising the conditions described above.

Reviewed by:



Nick Atkinson

Development Manager (Interim)

Date: 14 September 2026