

Your Ref: H16-0515-25
Our Ref: 564 45 MJB

04 March 2026

For the attention of Mark Niland

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XES



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Dear Sir

**SEAGATE HOMES (UK) LIMITED
H16-0515-25 HORSESHOE ROAD, SPALDING
RESIDENTIAL DEVELOPMENT OF 76 DWELLINGS AND ASSOCIATED INFRASTRUCTURE**

Please find enclosed revised details for the above application, as detailed below. The new material has been prepared in response to comments made on the application through the consultation period.

Archaeology

A report of a programme of trial trenching (undertaking after agreement of a Written Scheme of Investigation with Lincolnshire County Council's Historic Environment Team) is attached to form part of the application documents.

This report concludes that, although the Romano British land surface was identified, there was no convincing evidence to indicate the site had been the location of habitations or other significant activity, such as salt making, nor was there evidence of the continuation of the Baston Outgang Roman Road. As such there is no need for further investigation of the site

New Document submitted:

- Report of Archaeological Trial Trenching Evaluation

Highways

A highway Speed Survey has been prepared and is attached, which confirms the volume of traffic, the mean speeds and the 85% percentile. The survey indicates there was no need to update the travel plan.

Document Submitted:

- Highway Road speed survey.

Layout

A revised scheme layout has been prepared in response to comments made by the Highway Authority and please find this attached. The layout has been subject to informal consultation with Samantha Legg at Lincolnshire County Council (LCC)

Key changes agreed with LCC include:

- Annotations to the site plan to show cycle storage provided at each house
- Provision of a 2m wide footpath along Horseshoe Road
- Acceptance of 40mph speed limit to be applied to the Horseshoe Road
- Widening of internal roads and footpaths
- Provision of refuse collection points

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- Planting provided to break up parking areas
- Amendment to site access to limit footpath mass
- Confirmation that Seagate Homes do not own the land to the south, but that access to the farm land is required under the option arrangements.

There were some issues where agreement was not reached:

- The Highway Authority had requested the use of “edge lanes” - The scale of the development does not, we consider, justify the use of “edge lanes”. The length of culs de sac, however, have been limited. The number of homes promoted in the application is significantly lower than the indicative figure in the Local Plan allocation in order to meet policy requirements including open space, landscaping and sustainable drainage. Introducing Edge Lanes would further reduce the capacity of the site.

We note that Edge Lanes are often used to limit the impact of development on longer distance views across open land. In this case there is a landlocked field to the east, which is assumed will be allocated in the next version of the Local Plan.

The potential for the use of edge lanes to the south of the site are also limited by the need to maintain access along the Raceground. Land to the south of the application site, which is within the line of the Spalding Western Relief Road and which is at lower risk of flooding than much of the land around Spalding. It is highly likely that land to the south will also be allocated for housing in the Local plan review, negating any benefit of providing edge lanes at the edge of the development..

Plots 62-65 have been changed from maisonettes to terraced housing to overcome concerns about parking. Planting has been provided at both ends of the run of four parking spaces. The adopted approach will avoid moving the parking for one house’s parking in front of its neighbour.

- Use of more speed control measures. The revised layout incorporates a number of measures to limit speeds and restrict on street parking, including build outs and tree pits (north of plots 39, 46 and 62).
- Raising of floor and ground levels on western boundary. Please note, however, that only Floor Levels are being raised, which will limit the impact on surface water runoff for properties off site. Also the development will have a positive SuDS scheme, meeting the requirements of the LLFA, to manage runoff from impermeable surfaces, which will manage risk elsewhere. These are set out in the revised Drainage Strategy.
- Concern at the use of package treatment plants. We can confirm that the plants will only serve the 12 units on the site frontage, as these are further from the public sewer than is usually considered acceptable. Each package plant would need to be subject of a permit from the EA and, as such, would be managed accordingly.

Documents Submitted:

Revised site layout plan
Amended house types for plots 62-65
Drainage Strategy and Layout
Highway Speed Survey

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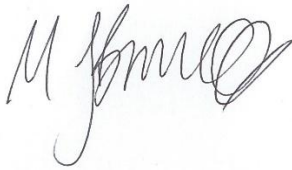
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We trust these changes will be received positively. Please contact us should you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Braithwaite', is written over a faint, light-colored circular stamp or watermark.

Michael Braithwaite MRTPI

Enclosures:

Report of Archaeological Trial Trenching Evaluation
Highway Road speed survey.
Revised site layout plan (10035-SGH-AR-SL-002 P10)
New floor plans (S108 – 01) and elevations (S108-02) for plots 62-65
Drainage Strategy Layout (12887-WMS -ZZ- XX-D-C- 39201-S8-P7)
Drainage Statement (12887-WMS-ZZ-XX-T-C-39201-S8-P7)