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Planning Application Reference: H16/0515/25 - erection of 76 dwellings with associated infrastructure, at land at Horseshoe Road Spalding. Allocated Site reference MON005

Lincolnshire County Council **OBJECT** to this application, due to the proposed nil financial contributions towards Education Provision, Highways and transport matters and a nil provision of affordable housing.

The Spalding Western Relief Road (SWRR) Delivery Strategy was adopted by Lincolnshire County Council in January 2020 and clearly lays out the required up front-funding approach to delivering the wider SWRR and the methodology for securing the level of developer contributions required for each section.

The contributions required are £6,075.00 per dwelling for MON005. These contributions will be put towards repaying the up-front capital contributions provided by both the County and District Councils to the scheme. It is expected that contributions are needed to be sought as part of this application.

The above is the agreed approach between LCC and SHDC. Any other financial scenario towards developer contributions would put the scheme at a clear risk when it comes to the future delivery of further sections of the SWRR.

The proposed development is relatively close to the Spalding Into Town Bus service that has in recent years been extended through Holland park utilising S106 from that development. Given the location and layout of the proposed site, it's unlikely a bus service could be diverted to directly serve the estate, largely as there is no turning circle or mechanism for easy routing within the layout.

As such, we would propose that access to this service should be on Broadway, but currently there is no infrastructure in place to enable boarding/alighting. A Grampian condition would be attached to any planning decision for a pair of bus stops to be located on Broadway near to the junction with Horseshoe way to enable new residents to easily access the bus service – works would be done via a Section 278 Minor Works Agreement.

To enable the long-term sustainability of the bus service the requested contribution of £1000 per dwelling (£76,000 total) is to support its operational delivery. The Holland Park development provided £250k via a Section 106 for bus service support. This service currently costs £290k per annum to deliver so the request for this application is relatively low considering it is over a 3-year period.

Based on the viability assessment and the potential loss of significant contributions towards the SWRR and Transport subsidy, LCC objects to the reduction in planning obligation asks, as the necessary mitigation (Highways and Transport) will be unable to be delivered, which will result in a detrimental impact to both highway capacity and Transport provision.

As an allocated site within the Local Plan, there is an expectation that proposed development will be policy compliant and support the objectives of the Plan.

Yours sincerely

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Cc Samantha Legg, Principal Development Management Officer