

Our Ref. CS/JP/P/S/2

This matter is being handled by:
Craig Shinkin

Your Ref. H16-0515-25 (Full)

18th June 2025

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: H16-0515-25 (Full)
Residential development of 76 dwellings and associated infrastructure
Land at Horseshoe Road, Spalding, PE11 3JB
Seagate Homes (UK) Ltd

Thank you for your consultation on the above application.

I am pleased to see that a maintenance strip has been left alongside the riparian dyke and suggest that it should be approximately four metres in width with no landscaping obstructions being placed within it to enable access for machinery.

The proposal of discharging surface water into the riparian dyke is agreeable with the Board in principle, subject to the submission of an application for consent to discharge surface water prior to connection. This watercourse may need to be cleared and improved in advance of any new surface water connection.

Any application is subject to the agreement of technical details, payment of the application fee as well as the relevant development contribution. Based on the submitted information of a total impermeable area of 1.388 ha and a maximum flow restricted to five litres per second, results in a development contribution of £22,475.88 payable in advance of connection. Please note that development contributions are subject to annual increase in line with RPI.

The proposed vehicular access crossings for both individual plots and the estate road will require the prior written consent of the Board.

If levels on site are being raised, then measures should be incorporated to ensure that surface water is not displaced on to neighbouring land.

Continued /

Mr M Niland
South Holland District Council

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18th June 2025

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