

HIGHWAY AND LEAD LOCAL FLOOD AUTHORITY RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Holland District Council

Application number: H16-0515-25

Application Type: Full-Major

Proposal: Residential development of 76 dwellings and associated infrastructure

Location: Land at Horseshoe Road, Spalding, PE11 3JB

Response Date: 18 September 2026

Response by: Samantha Legg

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation for Refusal:

The proposed development fails to secure the necessary transport infrastructure and sustainable transport mitigation required to adequately support the impacts arising from the development and its contribution to the cumulative growth planned for Spalding.

The application site forms part of the growth strategy established through the adopted South East Lincolnshire Local Plan. The supporting evidence base, including the Whole Plan Viability Assessment and Spalding Transport Strategy, identifies the need for strategic transport infrastructure improvements, including the Spalding Western Relief Road, together with measures to encourage travel by sustainable modes, in order to mitigate the cumulative impacts of planned growth on the local transport network.

Whilst the proposed development would not necessitate delivery of the Spalding Western Relief Road in isolation, it would contribute to the cumulative traffic growth, congestion and network pressures identified through the adopted evidence base. The proposal would also increase demand for sustainable transport provision serving the site. In the absence of appropriate financial contributions and mitigation measures towards strategic transport infrastructure, public transport improvements and measures to encourage modal shift, the development would fail to contribute towards the infrastructure necessary to support planned growth and reduce reliance on the private car.

The proposal would therefore conflict with Policies 6 and 35 of the South East Lincolnshire Local Plan, the objectives of the Spalding Transport Strategy, and the National Planning Policy Framework's requirement that development should provide appropriate mitigation and support sustainable transport choices.

An objection has been raised by the Highways and Lead Local Flood Authority but if the Local Planning Authority are still minded to recommend approval, LCC would be grateful for notification via DevelopmentManagement@lincolnshire.gov.uk as to why material considerations outweigh the Highway and Lead Local Flood Authority objections, and be given an opportunity to make further representations.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 18 September 2026