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

District: South Holland District Council
Application number: H16-0552-26
Application Type: Full
Proposal: Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures
Location: Land off Shakespeare Way, Holland Park, Spalding
Response Date: 13 November 2026
Response by: Justine Robson

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:

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

No objection subject to: Planning Conditions and Informatives as detailed below.

Comments:

The application site is located within the modern 'Holland Park' development, just over 1 mile to the south west of Spalding Town Centre and some 650m to the south of the A151 Bourne Road.

Highway safety

The Local Highway Authority has reviewed the submitted information in support of the proposed development, including the Transport Assessment, site layout and access arrangements.

The proposal includes the formation of a new vehicular access onto Shakespeare Way, serving a 75-bedroom care home. The development provides 30 car parking spaces, including two accessible spaces, together with cycle parking provision.

The proposed access arrangements and internal layout are considered acceptable, with sufficient provision for vehicular access, parking, and manoeuvring within the site. The proposed bus stop relocation works can be undertaken as part of the access construction. The submitted swept path analysis demonstrates that larger vehicles can safely enter and exit the site. Pedestrian movements have also been considered as part of the proposed layout.

The proposal would therefore not result in an unacceptable impact on highway safety.

Highway capacity

The proposed care home is anticipated to generate relatively modest levels of traffic, principally associated with staff, visitors and servicing requirements.

The submitted Transport Assessment identifies 11 two-way vehicle movements during the morning peak hour (0800–0900) and 7 two-way movements during the evening peak hour (1700–1800). Across the 12-hour assessment period (0700–1900), the development is anticipated to generate 146 two-way movements. In highways terms, this level of traffic

generation is considered modest and can be accommodated within the capacity of the surrounding highway network without resulting in an unacceptable impact.

There could be impacts on resident's amenity, and construction noise. These environmental impacts are for the Local Planning Authority to consider and not within the remit of the Highways and Lead Local Flood Authority.

The residual cumulative impacts on the highway network are not considered to be severe.

Travel Plan

A Travel Plan has also been submitted in support of the development, setting out measures to encourage sustainable travel choices amongst staff and visitors. Whilst the Local Highway Authority acknowledges the provision of the Travel Plan and supports the promotion of sustainable travel, given the nature and scale of the development and the relatively modest level of anticipated trip generation, a formal monitoring fee is not considered necessary in this instance.

The Travel Plan should nevertheless be implemented in accordance with the submitted details.

Flood Risk and Drainage

As Lead Local Flood Authority (LLFA), Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications.

Having reviewed the submitted drainage information, including the updated Drainage Strategy drawing 102378-DCE-XX-XX-C-DR-5000 P03, with confirmation that a gravity outfall from the site is achievable, with the previously proposed pumped arrangement no longer required it is considered that the updated drainage arrangements are acceptable in principle.

To ensure that the approved drainage arrangements accurately reflect the confirmed gravity outfall solution, a condition is recommended requiring the Drainage Strategy to be updated and submitted to the Local Planning Authority for approval prior to commencement of development. The development should thereafter be carried out in accordance with the approved drainage strategy.

Accordingly, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site, subject to the recommended condition.

Planning Conditions:

<u>Highway Condition 00</u>

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Highway Condition 11A

Prior to first occupation on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first occupied and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

Highway Condition 33

No development shall commence until an updated detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The updated scheme shall be based on the submitted Drainage Strategy Plan and shall reflect the confirmed gravity outfall arrangement to the existing public surface water sewer to the west of the site. The scheme shall:

- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- Provide details of the proposed surface water drainage network, including the collection and conveyance of runoff from the proposed care home, car parking and access road;
- Provide details of the proposed attenuation measures, including permeable paving and cellular attenuation storage, demonstrating sufficient capacity to accommodate the 1 in 100-year critical storm event, including a 40% allowance for climate change;
- Provide flood exceedance routing for storm events greater than the 1 in 100-year event, including the climate change allowance;
- Provide details of the proposed gravity outfall connection to the existing public surface water sewer, including relevant levels and connection details;

- Provide attenuation details and discharge rates, with the surface water discharge restricted to a maximum of 2 litres per second;
- Include details of how the drainage system will be implemented and completed prior to occupation; and
- Include details of how the drainage system will be maintained and managed over the lifetime of the development, in accordance with the submitted Drainage and SuDS Operation and Maintenance Plan (reference 102378-DCE-XX-XX-RP-C-0004, September 2026), including confirmation of the organisation responsible for ongoing management and maintenance and the arrangements for securing these responsibilities for the lifetime of the development.

The approved drainage scheme shall be implemented in full prior to first occupation of the development. The drainage infrastructure shall thereafter be retained, maintained and managed in accordance with the approved details for the lifetime of the development.

Reason: To ensure that the development is provided with an appropriate and sustainable surface water drainage system, which adequately manages surface water runoff, minimises flood risk to the development and elsewhere, and protects the receiving drainage infrastructure.

Informatives:

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link:
Traffic Management - https://www.lincolnshire.gov.uk/traffic-management

Officer's Name: Justine Robson
Officer's Title: Principal Development Management Officer
Date: 13 November 2026