

To: South Holland District Council

Application Ref: H16-0552-26

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**

With reference to the above application received 12 June 2026.

Notice is hereby given that Lincolnshire County Council's formal recommendation is as follows:

Deferral: LCC is not currently in a position to support the application and requests further assessment, supporting evidence, revisions and/or dialogue, as set out in the response.

ADDITIONAL INFORMATION REQUIRED

Highways comments

The submitted amendments satisfactorily address the matters previously raised in respect of the site access, cycle parking, trip generation, parking provision, and Travel Plan. The Highway Authority therefore has no further highway comments to make on the application, subject to the application of appropriate planning conditions, which will be set out in the final consultation response.

Surface-water drainage and flood risk

The revised drainage strategy represents a significant improvement and establishes an acceptable broad approach to surface-water management.

However, before the Lead Local Flood Authority can confirm that the proposed drainage strategy is acceptable in principle, the following limited information is required, as these matters are fundamental to the deliverability of the proposed system:

- Verification of the receiving surface-water sewer level and confirmation that the proposed gravity outfall is technically achievable. The submitted strategy currently indicates that a pumped solution may be required if the receiving sewer level is higher than anticipated.
- The calculated greenfield runoff rates, including QBAR, together with justification for the

proposed restricted discharge rate of 2l/s

- Clarification of the groundwater conditions, including the design groundwater level adopted, and confirmation that groundwater would not compromise the capacity, structural integrity, or operation of the proposed attenuation tank and other SuDS features.

Subject to satisfactory resolution of these matters, the LLFA would be content for the remaining detailed design, maintenance, construction, and verification requirements to be secured by planning condition.

Case Officer:

Justine Robson

Date: 29 September 2026