

Development Management
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To: South Holland District Council

Application Ref: H16-0692-25

Proposal: **Development of site to provide a food store and drive-thru, along with all associated works and access**

Location: **Land to the south of Holbeach Road, Spalding, Lincolnshire, PE12 6JP**

With reference to the above application received 29 July 2025

Please note that this interim response does not confirm Lincolnshire County Council's final position regarding the development proposals, as further information, as requested below, is required to enable a full assessment of the proposals. Lincolnshire County Council's final position on any development will only be established following formal consultation (via the local planning authority) of the planning application once this information has been received. This includes any off-site mitigation which may be required as a result of development, be that secured via Grampian condition or S106 contribution.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

We have significant concerns about the access arrangements. Pre app discussions were based on different access arrangements.

The A16 roundabout improvement scheme designed Ghost Island Right Turn Lane for residential use and is as existing. It is not built to DMRB standard. Stacking is not available for service vehicles expected to visit the site. There is the potential for vehicles to back up over the roundabout - capacity concerns.

There is significant highway signage that will need moving to accommodate the access – this has not been addressed and relocation details provided. The street lighting may also need moving.

The vehicle movements exiting the site has the potential to cause capacity issues on the A151 at peak times. There is limited space to manoeuvre into the right-hand lane to take the 3rd and 4th

roundabout exits.

We also have concerns with pedestrian and cycle movements over the A16.

The Transport Assessment does not address safety and the accident data detailed is out of date. Concerns internally with queuing – particularly with it being a Drive Thru and how they operate. There should be a right turn lane internally to the Coffee Drive Thru so that queues internally do not back up into the highway.

The tracking is unworkable at peak hours as HGV's will need to take up both lanes exiting the site. The swing that is needed can't be achieved on the access road without moving the stone pillars – we need security that they can be moved.

Flood Risk Assessment and Drainage Strategy

What are the maintenance arrangements for the Riparian watercourse?

In order to enable development, it will be necessary to fill in the section of ditch within the east of the site. The drain is shown by Ordnance Survey mapping to begin within the adjacent landholding; however, this is not supported by the topographical survey, and it is possible that the upstream section outside of the site does not exist.

If it exists, it may be necessary to intercept flow from the short section of ditch upstream, outside of the site, and to route it around the proposed building, back into the watercourse at a point downstream. The potential diversion route is indicated in drawing 1506-54-05-02. The works to the ditch will be subject to the granting of a Land Drainage Consent by the IDB – This needs to be addressed now or will form part of a drainage condition.

The layout has not been considered at this stage apart from the access road/queuing issues as all the above needs to be resolved first.

Travel plan comments sent direct to the Planning Officer – changes are required.

Case Officer:

Samantha Legg

Date: 4 September 2025