

To: South Holland District Council

Application Ref: H16-1191-25

Proposal: **Demolition of redundant commercial buildings and the erection of 5 dwellings**

Location: **39-41 Albert Street, Spalding, PE11 2LD**

With reference to the above application received 12 January 2026

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

The whole of the frontage requires a dropped crossing – a note should be added to the proposed site plan to say it will be constructed to Lincolnshire County Council Specification.

The linear parking along the front should ideally be broken up with low level planting.

Secure cycle parking should be provided for each dwelling.

In accordance with the SELLP the parking for a 3-bed dwelling should be 2 spaces and for a 4-bed dwelling 3 spaces should be provided. You could argue that plots 4 and 5 could be a 4-bed dwelling as whilst it is noted that a room is a study it could be used as a bedroom.

Please include the dimensions of the parking spaces on the proposed site plan.

Case Officer:
Samantha Legg

Date: 27 January 2026