

Development Management
Lincolnshire County Council
County Offices
Newland
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Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: South Holland District Council

Application Ref: H22-0077-25

Proposal: **Rural exception site of 24 affordable homes**

Location: **Land off Broadgate, Weston Hills, Spalding, PE12 6DB**

With reference to the above application received 13 February 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.

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

Layout

Carriageway and footway widths should be detailed on the site plan.

Central private drive to be changed to an edge lane to provide connectivity.

What are plots 7-12? They don't have their own garden space. The parking is too far away from some units and this will lead to indiscriminate parking in the area.

What is the construction of the foundations – how close will they be to the base of the swale?

The footway at the end of the road close to plot 13 serves no purpose and should be removed – it only needs to go up to the drive way to plot 13.

Tactile paving should be detailed at every crossing point.

Secure Cycle storage should be detailed for every dwelling without a garage.

The footway that connects onto Broadgate should provide a tactile crossing over to the footway on the other side of Broadgate so pedestrians can access the existing footway network.

Flood risk and drainage

This is a full application so a detailed Ground Investigation Report is required. It shall detail the ground water levels and infiltration testing. If monitoring cannot be supplied this will have to be conditioned.

1.0l/s will be difficult to achieve, how? Consent to discharge is required from the IDB.

A Flow control device is not shown. The design needs to be more detailed for this type of application. A contour drawing, levels, maintenance regime, flood flow paths should be submitted.

It says that FFL will be set at a minimum of 300mm above the existing highest ground level – this could therefore increase. They need to provide mitigation in respect of the surrounding properties.

A Topo survey should be submitted, they need to show the inverts of the receiving watercourse to ascertain what they need to work to for the discharge.

How will they maintain the ditches to the rear of the dwellings (plots 13-24).

They need to futureproof the design as the landowner owns the adjacent land (blue outline) – the attenuation pond should be big enough for both plots of land.

Case Officer:
Samantha Legg

Date: 12 March 2025



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
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LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: **927/BRO/01**

Your Ref: **H22-0077-25.**

Highways SuDS Support

Lincolnshire County Council
County Offices
Newland
Lincoln

For the attention of Mark Niland

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

04/03/25

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION**

DEVELOPMENT: RURAL EXCEPTION SITE OF 24 AFFORDABLE HOMES

LOCATION: LAND OFF BROADGATE, WESTON HILLS, SPALDING

I refer to the planning application reference **H22-0077-25**. The Fire Authority object to the application on the grounds of inadequate access/water supply. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 (As Amended) Part B5.

Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 (As Amended) Part B5.

WATER SUPPLY

Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of all dwelling entrances in respect of this planning application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.

ENVIRONMENTAL

No comment

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully,

Jessica Rousseau

Jessica Rousseau

Water Planning Manager

Lincolnshire Fire and Rescue

Email: lfrwatermanagement@lincolnshire.gov.uk

Telephone: 01522 555777

South Holland District Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/SHDC/H22-0077-25/2025
14 February 2025

Dear Sir/Madam

Development – RURAL EXCEPTION SITE OF 24 AFFORDABLE HOMES
Application Number – H22-0077-25

Thank you for your notification of 14 February 2025, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2027/28 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	5	Y	0	£0
Secondary	2	N	2	£54,502.68
Sixth-form	1	N	1	£27,251.34
			Total	£81,754.02

Please note, where an application is outline, a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£0	
Secondary	£54,502.68	Education provision in Spalding Secondary planning area
Sixth form	£27,251.34	Education provision in Spalding Secondary planning area

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests can be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
2 Bedroom	10	0.225	2.25	0.0785	0.785	0.032	0.32
3 Bedroom	6	0.373	2.238	0.2169	1.3014	0.078	0.468
4+ Bedroom	2	0.492	0.984	0.3903	0.7806	0.144	0.288
Total (rounded down)	18	-	5	-	2	-	1

Capacity is assessed using the County Council's projected capacity levels at 2027/28, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2027/28 (Y/N/Partial)	Places to be mitigated
Primary	Weston Hills Primary School	5	Y	0
Secondary	Spalding Secondary planning area	2	N	2
Sixth form	Spalding Secondary Planning area	1	N	1

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Secondary extension	2	£26,717	£53,428	2.00	£27,251.34	£54,502.68
Sixth-form extension	1	£26,717	£26,717	2.00	£27,251.34	£27,251.34
Total	-	-	£80,145	-		£81,754.02

*current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places, and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank South Holland District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)