

Burrell, Becky

From: Niland, Mark
Sent: 04 August 2025 09:49
To: _planningadvice
Subject: FW: Land At Peartree Hill Road - South Holland

Hi,

H23-0313-25 - Land At Peartree Hill Road

Can the email from Highways dated 23rd July please be captured into the DIP. 2SUDS

Thanks
Mark

From: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Sent: 23 July 2025 11:40
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: FW: Land At Peartree Hill Road - South Holland

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Hi Mark,

Following the re-consultation for this major application I comment as follows: -

They have referred to the Development Management Roads spec not S184 - it needs to read to Lincolnshire County Council Specification. This is a Section 184 under the Highways Act 1980 and will be to a heavy-duty specification.

Visibility splay is unclear - should measure from 2.4m back from the carriageway edge along the sight line.

The stock fencing is shown in the public highway. The verge fronting the watercourse is highway and the fencing should not be installed here.

Outfall from Klargester to discharge into riparian drain - maintenance regime required. What volume of water will be going into the Riparian drain. All of this should be contained within a written Drainage strategy. I refer you to the comments from South Holland Internal Drainage Board on South Holland District Council planning portal – they currently object to this proposal. The applicant is showing that they wish to discharge surface water to a watercourse at a rate of 11.2 l/s. The contributing impermeable area is less than 9.2ha and therefore, the proposed discharge rate is in excess of greenfield rate for the impermeable area only. The rate should be reduced to as near to the greenfield rate as possible for the impermeable area – this has not been actioned.

The Flood Risk Assessment is outstanding.

The full Transport Assessment is outstanding.

Thanks
Sam

Samantha Legg
Principal Development Management Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070
Email: developmentmanagement@lincolnshire.gov.uk
Teams: [Chat with me](#)
Website: www.lincolnshire.gov.uk



From: Samantha Legg
Sent: 25 June 2025 11:10
To: 'Niland, Mark' <Mark.Niland@sholland.gov.uk>
Subject: RE: Land At Peartree Hill Road - South Holland

Hi Mark,

I hope you are well.

I have included the details of my interim response below and commented in red in respect of the information provided in the Environmental Statement.

What is the distance from the carriageway edge to the gate? **This needs to be detailed on the proposed site plan**

The access is to be constructed to Lincolnshire County Council Specification and a note should be added to the proposed site plan. Visibility is to be demonstrated in accordance with Manual for Streets. **Visibility is detailed in the statement but not demonstrated on plan. The Spec should be detailed on the site plan.**

The post and rail fencing should not abut the carriageway – it should only go up to the field boundary and should not restrict visibility. **Outstanding**

A swept path drawing is required to show how HGV's will enter/leave the highway and turn within the site. **Outstanding.**

Transport Assessment required. **A full Transport Assessment is required for a poultry shed of this size.**

Flood Risk Assessment required. **The flood risk information within the statement forms a flood risk statement not an assessment – requires more detail for a major application – no appendices attached that are referred to within the statement.**

Written Drainage Strategy required along with Ground Investigation Report. **Outstanding**

I refer you to the comments from South Holland Internal Drainage Board on South Holland District Council planning portal – they currently object to this proposal.

The applicant is showing that they wish to discharge surface water to a watercourse at a rate of 11.2 l/s. The contributing impermeable area is less than 9.2ha and therefore, the proposed discharge rate is in excess of greenfield rate for the impermeable area only. The rate should be reduced to as near to the greenfield rate as possible for the impermeable area.

Thanks
Sam

Samantha Legg
Principal Development Management Officer
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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 16 June 2025 16:21
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Cc: DevelopmentManagement <DevelopmentManagement@lincolnshire.gov.uk>; _planningadvice <planningadvice@sholland.gov.uk>
Subject: Land At Peartree Hill Road - South Holland

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Hi Sam,

H23-0313-25 - Land At Peartree Hill Road

I hope you are okay.

I have just called the developer regarding addressing your comments. I just wanted to attach the Environmental Statement as this contains a section on highways , does this change any of your comments or do you still require all of the information listed in the highways response?

Kind Regards

Mark

Mark Niland | Planning Officer | South Holland District Council

DDI: 01775 213962

www.sholland.gov.uk



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