

As you will be aware, the statutory consultation period is ongoing, with a number of consultee responses still awaited. Once all comments have been received, we will undertake a full review, prepare detailed responses, and, where appropriate, make amendments to the scheme. This note therefore provides an interim response to the points raised by the Parish Council.

Highways

We recognise the concerns raised locally regarding the potential highways impact of the proposed development. Comments have also been received from Lincolnshire County Council (LCC) as Highway Authority, who have requested further information and clarification on a number of matters. Importantly, LCC have not objected in principle to the proposed points of access from either the A15 or Greatford Road. However, they have requested additional supporting information and design amendments before they can reach a final position. In relation to specific points raised by the Parish:

- A15 access and roundabout - While a roundabout has been suggested locally, this has not been identified by the Highway Authority as necessary in operational or safety terms at this stage.
- Greatford Road access - LCC have accepted the principle of a new access from Greatford Road but have advised that the proposed access geometry is currently over-engineered and recommended reducing the carriageway width (from 6.2m to 5m), which we are reviewing.
- Wider highway improvements - LCC has requested further detail on matters such as pedestrian connectivity, junction modelling, traffic impacts, and localised pedestrian/cycle improvements. These are being actively reviewed and will be addressed through updated submissions in due course.
- Construction traffic - A Construction Environmental Management Plan (CEMP) will be secured by condition if planning permission is granted. This would include routing strategies, traffic management, and measures to minimise impact on residents, and can address the Parish Council's concerns regarding construction traffic movements.

Drainage

We acknowledge concerns regarding flood risk, groundwater, and impacts on surrounding properties.

In response to your queries regarding how the surface water drainage strategy will work, a summary is provided below. Further information can be found in the submitted Flood Risk Assessment and Drainage Strategy.

To address surface water run-off, a series of roadside swales and attenuation basins are proposed alongside permeable paving. The swales have been utilised alongside roads to convey run-off through the drainage network to the various attenuation features. Three attenuation basins have been strategically located within the areas of open space to provide the required attenuation for the site. The basins have been sized to accommodate the required volumes with modular storage also included to provide additional surface water attenuation. Rainwater run-off is captured within these features and stored on site. It is then discharged at a restricted rate as agreed with the Internal Drainage Board into the existing field ditches which would prevent increased flood risk both on and offsite. The modular tanks and basins may need to be lined to

prevent groundwater ingress which would be addressed at the detailed design/reserve matters stage.

In relation to foul drainage, Anglian Water's formal response is still awaited. The proposed foul connection will be subject to further consultation and agreement with Anglian Water in due course.

Archaeology

As you will be aware, the archaeological trial trenching exercise is due to commence this week (commencing 29 June), running for approximately five weeks. This will assess the presence and significance of archaeological remains and will be reported to the County Archaeologist in due course.

Affordable Housing

Wates are committed to providing 30% affordable housing (up to 85 homes). At this outline stage, layout and housing mix are reserved matters, and the precise mix (including property sizes and tenure) will be agreed with SKDC's Housing Team at a later stage.

Infrastructure and S106 Contributions

The development will be required to mitigate its impacts through Section 106 contributions. Requests have already been received from:

- Lincolnshire County Council (education)
- NHS/Integrated Care Board (healthcare provision)

These currently total £2,684,014.04

Wates is committed to supporting local infrastructure and community facilities. We would therefore welcome any further specific proposals from the Parish Council or local community (eg village hall improvements or other local priorities). Any such requests should be submitted via SKDC and will be assessed against the statutory tests for planning obligations.

Next Steps

We will provide a more detailed and comprehensive response once all consultation responses have been received and fully considered, including any necessary revisions to the scheme. In the meantime, we hope this provides some initial clarification and reassurance that the key issues raised are being actively addressed through the application process.