

To: South Holland District Council

Application Ref: H02-0794-26

Proposal: **Erection of 8 Affordable Dwellings, including landscaping and associated external works.**

Location: **Land at Low Road, Crowland**

With reference to the above application received 25 August 2026.

Notice is hereby given that Lincolnshire County Council's formal recommendation is as follows:

Deferral: LCC is not currently in a position to support the application and requests further assessment, supporting evidence, revisions and/or dialogue, as set out in the response.

ADDITIONAL INFORMATION REQUIRED

The proposal is designed as a continuation of the adjoining residential development and states that access would be taken from the existing estate-road network. However, the submitted information does not clearly confirm whether the internal street serving the proposed dwellings is intended to be offered for adoption or retained as a private street. Please can the applicant confirm if the proposed road will be proposed for adoption by the LHA.

If it is to remain private, a suitably designed communal collection point should be provided within an acceptable carry distance of the public highway. Please refer to [Better Streets for Lincolnshire - refuse storage and collection](#)

The Design and Access Statement states that pedestrian connections will be integrated with the wider movement network. However, it does not clearly identify or demonstrate a direct connection from the development to Plank Drove along the western boundary. Please can the applicant amend the layout to provide a direct, safe, overlooked, and accessible walking, wheeling, and cycling connection to Plank Drove. This would provide a more convenient active-travel route from the development and improve access towards the nearby traffic-free National Cycle Network route.

The provision of this connection would better reflect the sustainable transport and design objectives of Policies 2, 3, and 32 of the South East Lincolnshire Local Plan, together with the August 2026 National Planning Policy Framework.

The development proposes to drain approximately 0.111 hectares of additional impermeable area through the existing Phase 1 drainage system. The Local Planning Authority should satisfy itself that sufficient evidence has been provided to demonstrate that the existing system was designed to accommodate Phase 2 or otherwise has adequate residual capacity, that the approved discharge rate will not be increased, and that the additional flows will not cause surcharge or flooding within the existing development.

Case Officer:

Justine Robson

Date: 8 September 2026