

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H05-0908-26

Proposal: **Erection of single dwelling**

Location: **Rear of 51 Branches Lane, Holbeach, Spalding Lincolnshire, PE12 7BG**

With reference to the above application received 28 September 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 application form identifies three existing and three proposed parking spaces, including retained spaces. The proposal therefore provides no net increase in parking, despite introducing an additional four-bedroom dwelling and removing the host dwelling's driveway and garage.

The parking standard requires three spaces for the proposed four-bedroom dwelling. The bedroom number and resulting parking requirement of the host dwelling remain unclear. The site also fronts onto National Cycle Network Route 1, increasing the importance of providing secure cycle parking for each dwelling and ensuring that safe and convenient cycle access is maintained.

Please provide:

- a scaled plan allocating the required spaces between both dwellings;
- details of secure cycle parking for each dwelling; and
- justification for any shortfall against the parking standard, as per appendix 6 of the local plan.

Until this information is provided, it has not been demonstrated that adequate parking would be available for both dwellings.

Case Officer: *Justine Robson*

Date: 7 October 2026