

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H09-0656-26

Proposal: **Demolition of existing barn & erection of twenty-three dwellings, with access from Foxes Low Road & a secondary access formed to the north, together with associated landscaping & open space**

Location: **Former Nursery, Foxes Low Road, Holbeach**

With reference to the above application received 17 July 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

Highways Comments

- It is recommended that the applicant assesses the site using Better Streets for Lincolnshire particular attention to street typologies, crossings, and connectivity.
- Site access over the culvert: Consent will be required from the Internal Drainage Board (IDB) to alter the watercourse. A 600 mm diameter culvert will be required. If the proposed road is to be adopted, this would constitute a highway structure. The developer will therefore be required to submit an Approval in Principle (AIP) document, in accordance with DMRB CG 300, to the Structures Team prior to detailed design and submission for a Section 38 review.
- Pedestrian connectivity: There is currently no pedestrian connectivity through the site. The footpath to the north of the site appears to connect with the Ashwood development; however, this site has not yet been adopted.
- To ensure pedestrian connectivity through the site, particularly given the absence of a frontage footway, the applicant should discuss the proposed connection with Ashwoods. The preferred solution would be for Ashwoods to shorten the length of the filter drain along the connecting footpath (Frogmore) to allow a tactile crossing point to be installed. This may also require the filter drain to be replaced with gullies at this location, subject to suitable drainage levels being achievable.

- Street lighting: Street lighting will be required throughout the site. The adjoining development phases are served by street lighting, and this arrangement should be continued through the proposed development.

Drainage Comments

- Refer to Better Streets for Lincolnshire for the drainage information.
- A Ground Investigation (GI) Report is required, including six months of water monitoring covering the wettest months.
- The use of Sustainable Drainage Systems (SuDS) is required on the site. Conveyance swales would be one potential solution.
- Urban creep has not been accounted for.
- Confirmation is required as to whether the proposed attenuation crates will be wrapped.
- As the site is brownfield, a 30% betterment in the existing runoff rate would be expected.

Case Officer:

Kelly Austwick

Date:

20th August 2026