

Development Management
Lincolnshire County Council
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To: South Holland District Council

Application Ref: H14-0640-26

Proposal: **Erection of 9 detached bungalows - Approved under H14-0042-24. Modification of Condition 2 to allow amendments to previously approved plans**

Location: **Land off Crossgate Lane, Pinchbeck, Spalding, PE11 3XW**

With reference to the above application received 16 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

The site would benefit from the removal of the footway along the southern side of the private access road, insofar as it serves only three plots and there is no pedestrian connection across the swale to the west of Plot 3. Given that the access serves only nine dwellings, the private road could instead be designed as a shared surface, which would provide additional opportunity for landscaping and integration of the SuDS features.

There remains a requirement for a 2m-wide footway at the site access, together with an informal crossing point across Crossgate Lane. This detail has been omitted from the updated layout and should be provided, along with details of the culvert arrangement and confirmation that the access will be constructed to Lincolnshire County Council specification within the limits of the public highway.

The proposed footway adjacent to the access should also demonstrate how pedestrians, wheelchair users and other wheelers will transition safely and conveniently between the footway and the shared-surface environment.

Case Officer:

Justine Robson

Date: 24 July 2026

