
Thursday, 6 August 2026 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Helen Crawford (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Steven Cunnington, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Gloria Johnson, Councillor Max Sawyer, Councillor Peter Stephens, Councillor Sarah Trotter and Councillor Paul Wood

Agenda Supplement

4. Application S25/1676 (Pages 3 - 7)

Proposal: Outline application with all matters reserved except for access for the erection of up to 270 dwellings including affordable housing, public open space, associated infrastructure, and vehicular access from West Road

Location: Land south-west of Bourne, PE10 0LB

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT outline planning permission, subject to the completion of a Section 106 legal agreement and the conditions set out in this report.

5. Application S25/1534 (Pages 9 - 12)

Proposal: Erection and operation of an energy storage system including associated infrastructure, engineering works, landscaping and formation of vehicular access from highway. With outline application (all matters reserved) for the erection and operation of a transmission substation with associated infrastructure.

Location: Land East Of The B6403 High Dike, Stoke Rochford, Grantham NG33 4EB

Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement

6. Application S26/0683

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Proposal: Construction of 4no. Dwellings

Location: Land between 16-18, Bourne Road, Colsterworth

Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions in the report



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Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 6th August 2026 that was received after the agenda was published.

S25/1676

Proposals: Outline application with all matters reserved except for access for the erection of up to 270 dwellings including affordable housing, public open space, associated infrastructure, and vehicular access from West Road

Site Address: Land Southwest of Bourne

Summary of Information Received

The following injury collisions information prepared by the Lincolnshire Road Safety Partnership has been received from **Councillor Woolley**:



Additionally, **Cllr Woolley** has made the following comments:

I am the local County Councillor for Bourne North & Morton, the division on the opposite side of the A151 to the development.

The traffic from the proposal will need to turn right into and out of the area because all amenities (Town centre, Doctors, Schools, public transport to Peterborough, shops and leisure centre are all based in or around the town).

The highways infrastructure between the A151 Raymond Mays roundabout and junction with the A6121 is already heavily congested with frequent vehicle accidents. The highways infrastructure is in close proximity to a sharp left hand bend from Raymond Mays Way making the flow of traffic on and off the site blind to the A151 road user. The proposed site sits on a 60mph road.

Officer comments

Whilst noting the additional information, the planning application has been assessed by Lincolnshire County Council from a highway safety and capacity perspective. They have not objected to the development subject to a number of conditions including off-site highway improvement works.

As such the proposed development is considered to be acceptable in relation to highway safety and capacity.

The following traffic survey information has been submitted by **Councillor Crawford**:

This traffic survey was conducted by Bourne Town Councillors and Volunteers on 9th October 2025. We counted the vehicles joining the roundabout on the A151 from Grimsthorpe, West Road (traffic from town), Welland Way Elsea Park and Raymond Mays Way (Bypass).

Vehicle Categories

HGV's -vehicles with separate cab

Commercial vans

Cars and motorbikes

Cycles

Mini-Bus/Bus

Tractors

This survey was carried over four time slots being

Stot 1. 07.30 - 09.00

Slot 2. 11.00 - 12.30

Stot 3. 14.30 - 16.00

Stot 4. 16.30 - 18.00

The totals are as follows:

HGV's 378

Vans 1175

Cars/Motorbikes 8427

Minibus/Bus 69

Cycles 7

Tractors 8

10,064 vehicles joining the roundabout in the 6 hours we surveyed.

Officer Comments

This information is comparable to the traffic count information that was submitted as part of the Transport Assessment based on a survey of the roundabout undertaken on 12/09/2023.

It is considered that the roundabout is highly engineered and is capable of accepting this number of vehicle movements and that of the proposed development. As such it is considered that this does

not raise any new highway matters that have not been assessed/considered by the Highway Authority.

For clarity in relation to vehicle movements travelling both east and west bound along West Road the following information was submitted with the planning application:

12575 BOURNE										
SEPTEMBER 2023										
Site	Location	Direction	Start Date	End Date	Posted Speed Limit (PSL)	Total Vehicles	5 Day Ave.	7 Day Ave.	Average 85%ile Speed	Average Mean Speed
Site No: 12576001	Site 1 - A151 West Rd, Bourne (E of A6121) 52.765498, -0.398780	Channel: Eastbound	Tue 12-Sep-23	Mon 18-Sep-23	NSL	39610	6128	5659	44.5	38.6
		Channel: Westbound	Tue 12-Sep-23	Mon 18-Sep-23		39098	6106	5585	44.4	38.1

The survey was undertaken at the approximate location of the proposed access to the site between 12th September 2023 and 18th September 2023. 39,610 vehicles travelled eastbound and 39,098 travelled westbound over the period. The average mean speed of the vehicles was 39mph and 38mph respectively.

This information has been assessed by the highway authority. No objection has been raised. As such it is considered that the application is acceptable from a highway perspective.

The following comments have been received from **National Grid Wayleaves**:

“...the main concern is currently the proposed location of the Attenuation Basin labelled no.4 on the masterplan illustration and the location being within the current plinth of the tower supporting the overhead line. It’s strongly recommended that that the developer or relevant person acting on their authority contacts NGED in relation to their proposed plans to assure the integrity of the high voltage line and continuity of the power supplies to the wider local community in addition to safety recommendation and advice around working and building near overhead apparatus”.

Officer comments

Whilst noting the comments from National Grid, it should be noted that the planning application is in outline form with all matters reserved except access. As such the layout of the development is not fixed at this point, and the location of the attenuation basin is indicative only. Any concerns of National Grid can be addressed during the consideration of any reserved matters application.

Biodiversity Net Gain

An additional condition is requested to enable monitoring and enforcement of the BNG requirements on the site:

Notice in writing shall be given to the Local Planning Authority when the approved HMMP has been implemented.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

Section 106 Heads of Terms

In relation to the Section 106 Heads of Terms, it should be notice that the legal agreement will include a formula for the calculation of the financial contributions for education and healthcare. This is because the final amount is to be determined by the overall housing mix and final number of dwellings to be delivered as part of the development. These matters would be determined as part of the subsequent reserved matters application. As such, the figures quoted within the main Committee Report are an indication based on a policy compliant housing mix for 270 dwellings.

Recommendation:

Recommendation – Part 1

To authorise the Assistant Director – Planning & Growth to GRANT outline planning permission, subject to the completion of a Section 106 legal agreement securing the necessary obligations relating to healthcare provision, education, affordable housing, open space, highways travel plan monitoring, S106 monitoring and biodiversity net gain monitoring, and subject to the conditions set out in the main report and the additional condition above.

Recommendation – Part 2

Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding 12 weeks after the date of the Committee shall be set for the completion of the obligation. In the event that the agreement has not been concluded within the 12-week period and where, in the opinion of the Assistant Director – Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused for the following reason(s):

The applicant has failed to enter into a planning obligation to secure the necessary obligations relating to healthcare provision, primary education, secondary education, sixth form education, affordable housing, open space, highways travel plan monitoring, S106 monitoring and biodiversity net gain monitoring. As such, the measures necessary to make the development acceptable in planning terms have not been secured.

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S25/1534

Proposals: Erection and operation of an energy storage system including associated infrastructure, engineering works, landscaping and formation of vehicular access from highway. With outline application (all matters reserved) for the erection and operation of a transmission substation with associated infrastructure.

Site Address: Land East Of The B6403 High Dike, Stoke Rochford, Grantham NG33 4EB

Summary of Information Received

Councillor Bellamy has submitted a representation (copied below), which refers to an appeal decision in Slough (Appeal Ref: 3366043) for a development of a Data Centre and Battery Energy Storage System (BESS) with ancillary infrastructure.

The representation suggests that the Appeal Decision identifies that the weight to be given to the economic and social benefits associated with battery storage should be reduced because this is already accounted for within the weight given to the benefit of the electricity supply.

The representation states that this means that the site provides only one significant benefit, which is the electricity supply. All other benefits should be removed to avoid double counting.

Officer Comments

Whilst the matters raised within the appeal decision are noted, it is Officer's assessment that planning balance contained within the Officer Report (OR) does not double count any benefits. Section 10 of the OR sets out the planning balance, this balance includes the following matters identified as public benefits:

- The contribution the proposal makes towards energy security and transition to net zero – significant weight
- Economic benefits associated with jobs associated with the construction and operation of the scheme – limited weight
- Environmental benefits associated with the significant excess in biodiversity net gain – significant weight.

It is Officer's assessment that these matters are identified as distinct, direct benefits and, therefore, are appropriately given individual weight in the planning balance. The OR does not give any weighting to any indirect benefits associated with the development or any matters intrinsically linked to the energy benefits of the development.

In addition, following further review, it is Officer's assessment that the proposed Biodiversity Net Gain provisions should be appropriately secured through a split of planning conditions and a Section 106 Agreement.

The Section 106 Agreement Heads of Terms would secure the following:

- BNG Monitoring Fee – the financial contribution would be determined by the number of units created per low, medium and high distinctiveness.
- Access to the site to undertake the BNG monitoring visits
- Prohibition on the landowner selling any additional net gain units (above the mandatory 10% requirement) as part of a habitat bank site.

Planning conditions are therefore proposed to secure details of the Biodiversity Gain Plan, Habitat Management and Monitoring Plan, as well as notification of the commencement of the BNG works. These conditions would be included on the full and outline permission to be granted as part of this hybrid application. The conditions to be included are as follows:

HMMP Details

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of habitat creation and establishment works; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

Monitoring Report Submission

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

Notice of HMMP Commencement

Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Updated Recommendation

To authorise the Assistant Director – Planning and Growth to GRANT planning permission subject to conditions, including the additional conditions above, and subject to the completion of a Section 106 Agreement.

Double Counting Benefits

This battery site only really does one thing it provides electricity. Pretty much all the other claimed benefits are a product of that electricity supply. If you count them all separately and count the electricity supply you are double counting.

The 10th of June Planning Inspectorates Decision Ref APP/J0350/W/25/3366043 dealt with this precise issue. The Secretary of State expressly reduced the weight given to some benefits because weight had already been attached to the underlying need.

He reduced the Inspector's weighting of economic benefits and gave no additional weight to social benefits where this would duplicate the weight already attributed to need.

Any benefit which occurs as a consequence of the electricity supply function is already accounted for in the weight assigned to that electric supply.

Flexible electricity storage is the core benefit. Renewable integration, grid flexibility, reduced curtailment, resilience, carbon savings and support for the transition to net zero are not separate benefits where they simply describe the consequences of charging, storing and later discharging electricity. Giving each of those headings additional substantial weight, on top of the underlying need for storage, would count the same benefit more than once.

The same applies to the claimed economic and social benefits. Where they simply flow from the project's electricity-storage function—such as supporting businesses, investment or wider economic resilience—they should not receive separate weight.

Additional weight should be confined to genuinely distinct, local and evidenced benefits.

In practice this site only provides one significant benefit and that is electrify supply. The weight attached to virtually everything else should be removed to avoid double counting.

S26/0683

Proposals: Construction of 4no. dwellings

Site Address: Land between 16-18 Bourne Road, Colsterworth

Summary of Information Received

The following information has been received from **Lincolnshire County Council Public Rights of Way Officer:**

- The legal alignment runs approximately 5m away from the rear boundary to the rear of Nos. 18 and 20 (and part of 22) Bourne Road. This section of public footpath will need to be diverted by SKDC to enable development to take place.
- I have previously submitted comments to consultations regarding the triangle of paths in the north-eastern corner of the development. It would not be desirable to permanently use the section of path in the corner of the development site as this will create a dog leg – this section should be removed from the layout. The diagonal section of path on the legal alignment should be retained and incorporated into the diversion order.
- I have also previously submitted comments regarding the section of path leading up to the stile in the south-eastern corner. The stile has been installed in the incorrect location, and the legal alignment exits the development site approximately 5m south of the rear boundary of 24 Bourne Road. This short section of path either needs to be removed from the development layout or incorporated into the diversion order. Further discussion will be required with this issue.
- The permanent diversionary route should be laid out to a width of 2m and surfaced with self-binding gravel. The current temporary route has been stoned with coarse material, and this would require rectifying prior to the certification of the PPO (Public Path Order).

Officer comments

The comments of the public rights of way officer are noted. A footpath diversion application is required and the comments of the Rights of Way Officer would be incorporated into the diversion application.

This information has been forwarded to the applicant.

Recommendation:

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions in the main report

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