

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 7 December 2023 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor David Bellamy (Chairman)
Councillor Charmaine Morgan (Vice-Chairman)

Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Paul Fellows,
Councillor Phil Gadd, Councillor Tim Harrison, Councillor Gloria Johnson,
Councillor Penny Milnes, Councillor Vanessa Smith, Councillor Ian Stokes,
Councillor Paul Wood and SK Coalition Vacancy

Agenda

This meeting can be watched as a live stream, or at a later date, [via the SKDC Public-I Channel](#)

- 1. Register of attendance and apologies for absence**
- 2. Disclosure of interests**
Members are asked to disclose any interests in matters for consideration at the meeting
- 3. Minutes of the meeting held on 8 November 2023** (Pages 3 - 32)

Planning matters

To consider applications received for the grant of planning permission – reports prepared by the Case Officer.

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

4. **Application S23/1671** (Pages 33 - 62)
- Proposal:** Installation of 16(no) bay vehicle charging station with ancillary seating area and toilet facilities, and associated soft landscaping and infrastructure works (Revised submission of S23/0469)
- Location:** Land south of Tinwell Road, Stamford
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
5. **Application S23/0710** (Pages 63 - 83)
- Proposal:** Change of use of grazing land to events venue
- Location:** Land to West of the Junction of Belvoir Road and Cliff Road, Woolsthorpe by Belvoir
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
6. **Application S22/2426** (Pages 85 - 112)
- Proposal:** Erection of 1(no) 3-bed dwelling with ancillary outbuilding / garage and installation of ground mounted solar array
- Location:** Land north of St. Mary Magdalene's Church, Lower Bitchfield
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
7. **Application S23/1830** (Pages 113 - 123)
- Proposal:** Change of use from Dwelling (Use Class C3) to Hotel (Use Class C1)
- Location:** 15 Swinegate, Grantham
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.
8. **Authority Monitoring Report** (Pages 125 - 192)
- The annual publication of the Authority's Monitoring Report (AMR) is a statutory requirement for all Local Authorities. The AMR covers the period from 1 April 2022 to 31 March 2023 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

- 9. Annual Infrastructure Funding Statement (2022-2023) and Section 106 Update (as of November 2023)** (Pages 193 - 229)

To provide an update on Section 106 planning obligations and review the content of the Infrastructure Funding Statement (2022-2023) before its publication.

- 10. Any other business, which the Chairman, by reason of special circumstances, decides is urgent**

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Minutes

Planning Committee

Wednesday, 8 November 2023, 1.00 pm

**Council Chamber – South
Kesteven House, St.Peter's Hill,
NG31 6PZ**



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Committee Members present

Councillor David Bellamy (Chairman)

Councillor Pam Byrd

Councillor Paul Fellows

Councillor Phil Gadd

Councillor Tim Harrison

Councillor Penny Milnes

Councillor Vanessa Smith

Councillor Ian Stokes

Councillor Mark Whittington

Councillor Paul Wood

Officers

Emma Whittaker (Assistant Director of Planning)

Phil Jordan (Development Management and Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Venezia Ross-Gilmore (Senior Planning Officer)

Arevik Jackson (Legal Advisor)

Amy Pryde (Democratic Services Officer)

56. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Charmaine Morgan, Harrish Bisnauthsing, Gloria Johnson.

57. Disclosure of interests

Councillor Mark Whittington declared an interest in relation to S23/1023. The application site was within his District and County Council Wards in Barrowby.

58. Minutes of the meeting held on 12 October 2023

The minutes of the meeting held on 12 October 2023 were **AGREED** as a correct record.

59. Application S23/1023

Proposal:	Outline application for the erection of up to 400 dwellings, public open space (including outdoor sports pitches, an associated community pavilion (Use Class F2), outdoor fitness stations, and play areas), internal circulation routes and associated drainage and utilities (Access for approval only)
Location:	Rectory Farm. Barrowby Road, Grantham
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Rectory Farm Planning Brief Supplementary Planning Document, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Anglian Water.
- Comments received from Barrowby Parish Council.
- No comments received from Cadent Gas.
- No comments received from Environment Agency.
- No comments received from Grantham Civic Society.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comment received from Lincolnshire County Council (Education).
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from National Highways.
- Comments received from Natural England.
- No comments received from Network Rail.
- Comments received from SKDC Planning Policy – Affordable Housing Officer.
- Comments received from SKDC Conservation Consultee.
- Comments received from Environmental Protection.
- Comments received from SKDC Urban Design Officer.
- Comments received from Sport England.

During questions to Officers and debate, Members commented on:

- It was noted that commencement of development was for 3 years. It was queried as what commencement was defined as.

The Principal Planning Officer clarified that commencement could be defined in many ways under the Planning Act. For this application, commencement was defined by the digging of a trench to accommodate foundations or any utilities.

- It was queried as to who would be responsible for the maintenance of the communal land.

It was confirmed that a condition related to a landscape management plan which would cover the communal green space on the site. The developer would arrange for a private management company to be responsible for the open space. There may be an opportunity for Barrowby Parish Council to come forward and maintain the land, if they wished to.

- Whether there was the geographical space for local schools to expand geographically following the S106 funding for education.

In terms of the request from Lincolnshire County Council Education Authority, they had received a direction for an expansion of Poplar Farm Primary School. In terms of secondary and sixth form education, the request was to identify appropriate provision within Grantham secondary schools.

- It was queried as to whether there would be any adequate mitigation for the loss of ground-nesting birds prior to reserved matters stage, as the Wildlife Trust had shared concerns. It was further questioned as to whether the mitigation would dedicate an area of land for the purpose of ground-nesting birds.

The Principal Planning Officer informed the Committee that matters relating to landscaping was a reserved matter and was not appropriate at this stage of the application, however, could still be provided at reserved matters stage. Details of mitigation would come through as part of the reserved matters for landscaping.

It was noted that the proposal provided an area of green land which was restricted public access of the open space, which may provide opportunities to adequately mitigate concerns at the right stage.

- A query was raised in relation to the donation requested from Lincolnshire County Council on bus services. It was further queried on the timeframe of the running of the bus services and what the consequences of when the subsidy is used up would be.

The contribution worked by a contribution from the Phase 1 developments to establish the bus service that served Rectory Farm. The contribution being requested as part of this application was to extend the service into the evening hours. The contributions were calculated on subsidising the bus service for 5 years to establish the viability. Beyond 5 years, the service would be open to the market to maintain the viability if required.

- Whether the proposal catered for elderly individual's living in the properties.

The Principal Planning Officer clarified that the housing mix would become part of the reserved matters stage.

Members were informed that an informative to the Applicant could be included to put forward specific expectations of the application at the reserved matters stage.

- Concern was raised over the safety of pedestrian crossing spaces in and around the site and how this could be improved.

It was confirmed that possible future projects from Lincolnshire County Council may cover the existing and future needs to provide safer crossing routes from Barrowby at the A52/A1 junctions.

- The timeframe of facilities being provided was queried and whether they would be built in at this stage or at reserved matter stage of the application.

It was highlighted that conditions included time obligations for the S106 funding to be utilised. In terms of sport provision, a condition referred to the sports strategy and outlined phasing, when the pavilion would be provided and maintenance arrangements.

- It was queried as to what stage details of archaeological findings would be addressed.

A condition on the permission obligated detailed a scheme of an archaeological mitigation strategy, which was based on an extent of archaeological investigation taking place on the site as part of phase 1 permissions. More detailed investigations on interests of the site would take place on the site, if approved.

- Whether any archaeological findings could be incorporated into the design details of the application and landscaping.

The planning brief (supplementary document) was based on the initial archaeological investigation that had been completed. The informal open space and trim trail was purposely left out of the application for archaeological interpretation. This aspect would fall under the landscaping detail at reserved matters stage.

One Member noted that Barrowby Parish Council had raised some concerns, however, were very supportive of the application.

The Assistant Director of Planning addressed their concerns which related to the cycling route, site maintenance and the bus service provision.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions and the completion of a Section 106 Agreement.

Schedule of Condition(s)

Time Limit for Commencement

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Time Limit for Reserved Matters

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Appearance
- ii. Layout
- iii. Landscaping
- iv. Scale

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

Approved Plans (Access)

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the access only):

- i. Site Access Plan (Ref: 9142-512-001/Rev A)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Parameters Plans & Landscaping Strategy

- 4) The development hereby permitted shall be carried out in accordance with the broad principles of the following plans and documents:
- i. Illustrative Masterplan (Ref: P22-1573-01/Rev O)
 - ii. Landscape and Open Space Parameters Plan (Ref: P22-1573-04/Rev G)
 - iii. Density Parameters Plan (Ref: P22-1573-05/Rev G)
 - iv. Movement and Access Parameters Plan (Ref: P22-1573-06/Rev G)
 - v. Building Heights Parameters Plan (Ref: P22-1573-08/Rev D)
 - vi. Land Use Parameters Plan (Ref: P22-1573-09/Rev B)
 - vii. Landscape Strategy (Ref: CSA/5132/115/Rev C)
 - viii. Design and Access Statement (Ref: P22-1573-10/Rev C) (Pegasus Group) (March 2023)

Reason: To define the permission and for the avoidance of doubt

Before the Development is Commenced

Phasing Plan

- 5) Prior to the submission of any reserved matters application, a detailed phasing plan and timetable for the development, based on the submitted Indicative Phasing Plan (Ref: P22-1573-07/Rev F), that identifies stages at which each element of the proposed development shall be commenced, completed and made available for use (including the landscaping and open space, outdoor sports facilities, play equipment, housing and highways infrastructure), shall be submitted to and approved in writing by the local planning authority.

Thereafter, the phasing plan and timetable for the development shall be implemented as approved.

Reason: To ensure that the development comes forward in a timely manner.

Written Scheme of Investigation

- 6) Before the development hereby permitted is commenced, a written scheme of archaeological mitigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, all works on site shall be carried out in accordance with the approved Scheme of Archaeological Mitigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Site Levels

- 7) As part of any reserved matters application(s) for the application site, plans showing the existing and proposed land levels of the site (including spot heights, contours and finished floor levels of all buildings) with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details, and the site levels completed as approved in accordance with the approved Phasing Plan and Timetable required by Condition 5 above.

Reason: In the interests of the visual amenity of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan 2011-2036.

Materials

- 8) As part of any reserved matters application(s) relating to appearance, details of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

CEMP

- 9) Before the development hereby permitted is commenced, a detailed Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to mitigate against the adverse effects of vehicular movements, noise, dust and vibration and means to manage drainage during the construction stage of the development. The submitted CEMP shall include:

- a. The phasing of the development, to include access construction.
- b. The hours of construction work and deliveries
- c. The parking of all vehicles of site operatives and visitors.
- d. The loading and unloading of all plant and materials.
- e. The storage of all plant and materials used in constructing the development.
- f. Wheel washing facilities.
- g. The routing of all vehicles associated with the construction stage of the development.
- h. A strategy stating how surface water will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.
- i. A Dust Management Plan. The scheme shall include details of all dust suppression measures and methods to monitor emissions of dust arising from the development.

Thereafter, the approved CEMP shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Arboricultural Impact Assessment, Tree Protection Plan

- 10) No works or development shall take place until a final, detailed arboricultural method statement and tree protection plan for the protection of retained trees has been submitted to and approved in writing by the Local Planning Authority. The method statement and plan shall meet with the standards set out in the BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations. The protection scheme and plan shall be completely implemented prior to site preparation, clearance and building works starting on site and not removed until entirely complete. The protection scheme must include details of all trees to be retained and positioning of tree protection fencing and ground covers to create construction exclusion zones. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity, tree health and for the avoidance of doubt.

Surface and Foul Water Drainage Strategy – Details

- 11) Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage details must:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - b. Provide details of how runoff will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm even, with an allowance for climate change, from all hard surfaces within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
 - c. Provide attenuation details and discharge rates which shall be restricted to 96.8 litres per second.
 - d. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
 - e. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

Ground Contamination

- 12) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:

- a. A desk top study documenting all the previous and existing land uses of the site and adjacent land (Phase 1);

Should the Phase 1 study identify potentially contaminative uses, the Applicant shall proceed to a Phase 2 site investigation detailed below:

- b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required.

- c. A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 (Pollution Control) of the adopted Local Plan and guidance contained in the NPPF.

Sports Pitch Strategy

- 13) As part of any reserved matters application(s) for the site, the following documents shall have been submitted to and approved in writing by the Local Planning Authority, following consultation with Sport England:
- a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing fields, which identifies any constraints which could adversely affect playing field quality; and
 - b. Where the results of the assessment carried out pursuant to (a), identify any constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints shall be submitted. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and any other operations associated with grass and sports turf establishment and a programme of implementation.
 - c. A schedule of playing field maintenance, including a programme for implementation for a minimum period of five years starting from the commencement of the use of the development.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the approved scheme.

Reason: To ensure that the playing field is established as a functional playing field to an adequate standard and is fit for purpose; and in accordance with Local Plan Policy OS1.

During Building Works

Ecological Works

- 14) All works on site shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (CSA Environmental, March 2023)

Reason: To provide ecological enhancement and comply with Policy EN2 of the adopted South Kesteven Local Plan and Section 15 of the NPPF.

Before the Development is Occupied

A52 / A1 junction improvements

- 15) No part of the development hereby permitted shall be occupied until the improvement schemes identified for the A1 / A52 western (northbound) junction and A1 / A52 (southbound) junction have been completed and open to traffic to the satisfaction of the Local Planning Authority in consultation with the Highways Authority(s) for the A1 and A52 trunk roads.

Reason: To ensure that the A1 and A52 have adequate capacity to accommodate the additional traffic generated by the development.

Acoustic Design Implementation

- 16) Before any dwelling hereby permitted is occupied, the scheme for acoustic mitigation and ventilation, as detailed in the Noise Risk Assessment and Acoustic Design Statement (Noise.co.uk, February 2023) shall have been completed in full.

Reason: To ensure that future residents of the development benefit from an appropriate level of amenity in accordance with Policy DE1 and EN4 of the adopted South Kesteven Local Plan.

Estate Road

- 17) Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: in the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials,

manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Drainage Implementation

- 18) Before any part of the development hereby permitted is occupied / brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of a satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

Landscape and Ecological Management Plan

- 19) Before any part of the development hereby permitted is occupied / brought into use, a landscape and ecological management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a. Long term design objectives
 - b. Management responsibilities; and
 - c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN2 and OS1 of the adopted South Kesteven Local Plan.

Contamination Verification

- 20) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:
- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
 - b. As built drawings of the implemented scheme.
 - c. Photographs of the remediation works in progress; and
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Sustainable Buildings

- 21) Prior to the occupation of each dwelling hereby approved, works shall be undertaken to confirm with the sustainable building measures detailed in the approved Energy and Sustainability Statement (AES Sustainability Consultants) (November 2022), including provision of infrastructure for electric car charging points.

Reason: To ensure the development mitigates against and adapts to climate change, in accordance with Policy SB1 of the adopted South Kesteven Local Plan 2011-2036.

Ongoing

Number of Dwellings

- 22) The number of dwellings to be constructed on the application site shall not exceed 400 in total.

Reason: To define the permission and for the avoidance of doubt.

Landscape and Ecological Management Plan

- 23) Following the first occupation of the final dwelling hereby permitted, the approved Landscape and Ecological Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and OS1 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 24) Within a period of five years from the first occupation of the final dwelling / unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in the condition above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved details and in accordance with Policies DE1, EN2 and OS1 of the adopted South Kesteven Local Plan.

60. Application S22/2308

Proposal:	Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision
Location:	Land to the rear of Larch Close and Shaw Road, Grantham
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

Applicant's Agent Mark Bradbeer – Michael Dyson Associates

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Anglian Water.
- No comments received from Association of Gardens Trust.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- No comments received from Lincolnshire County Council (Education).
- No comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Highways Capacity.
- Comments received from Site Layout.
- Comments received from Flood Risk and Drainage.
- Comments received from Off-Site Improvements.
- Comments received from National Highways.
- No comments received from National Grid.
- Comments received from NHS Lincolnshire ICB.

- No comments received from SKDC Environmental Protection Officer.
- Comments received from Noise Assessment.

(Councillor Phil Gadd joined the meeting at 13:40).

Councillor Mark Whittington declared an interest that the application sat within his Lincolnshire County Council division.

During questions to Public Speakers, Members commented on:

- Whether there would be a way to mitigate the provision of establishing a safe path crossing on Trent Road.

Condition 10 provided the requirement for an uncontrolled pedestrian crossing to be provided, if the application be approved.

- Whether an unmaintained green space may lead to future anti-social behaviour.

The applicant's intention was to maintain the area of public open space, features had been introduced to the building design to increase natural surveillance in order to reduce the potential for anti-social behaviour. The landscape strategy proposed would encourage biodiversity and make better use of the grass spaces.

The Principal Planning Officer clarified that public open spaces were well valued and the policy in place sought to protect open space as much as possible. The Council's Local Plan included a permissive approach that allowed the loss of open spaces where it should meet certain criteria, it was a matter of judgment from the Committee.

- It was queried as to what process was followed in the allocation process of an open space on an estate development.

The Assistant Director of Planning emphasised the importance of open spaces and good design and the need to protect open spaces. Open spaces on housing estates were expected to be managed by the developer, the Planning Authority could not prevent anyone from building on the open spaces subject to planning permission.

- Clarification was sought around the type of housing the application would provide. It was queried as to whether the houses would be rented out to existing people on the South Kesteven council house waiting list.

It was confirmed that the properties would be rented out to existing people on the South Kesteven council house waiting list.

- Whether the houses had any green mitigations proposed in relation to solar panels, charging points etc.

Climate change mitigations were covered by condition as detailed in the report.

- Whether anyone would have access to the maintained green space area as part of the proposal. Concern was raised on the open space being subject to anti-social behaviour. It was suggested that the open space be made smaller and for residents to have access to it.

The Planning Officer clarified that the private gardens for each property and the open space behind the rear gardens would only be accessible to the Council for maintenance s opposed to the residents of the site.

The boundary plan of fencing around the open space site had suitable provision to restrict access.

During questions to Officers and debate, Members commented on:

- It was queried as to whether any further housing developments would be brought forward on Shaw Road, Grantham.

The Committee were informed that future housing developments could not be predetermined or assumed. The Committee could only assess the application as seen in terms of whether the scheme was acceptable on its own merits.

It was noted that the Council were acting as a Planning Authority and not as a landowner for the application decision.

- Concern was raised on the partial noise assessment that had taken place and the internal noise impacts on the proposed properties and whether any noise mitigations could be put into place.
- Further concern was raised on the properties on the south boundary of the site, which was adjacent to industrial land, which was proposed to become the Council's new depot.

A full noise assessment had been carried out as part of the initial submission of the application. The scheme had evolved throughout the course of the application and there had been variations in terms of the scheme. The assessment provided a conclusion that internal noise would be satisfactory, subject to noise mitigations such as triple glazed windows etc. External noise levels were also sufficient in terms of the 2 metre acoustic high fencing.

In terms of properties to the south boundary of the site in relation to the proposed new depot for the Council. The current lawful use of that land was for a food processing site; therefore, this application would need to be assessed on that basis. The emphasis would be on the new depot to demonstrate that it would not have an unacceptable impact on this application, if approved. Liaison within the Council had taken place in regard to the proposed new depot and this application.

- Concern was raised on the properties that were adjacent to the A1 road and whether triple glazing windows would be included.

Noise mitigations would be included as part of the proposal.

- Clarification was sought on whether Lincolnshire County Council's comments on links to the development related to additional development.

The land to the north of the site was covered by a village green status, which was a separate legal matter in terms of planning process. The comments were around allowing connectivity on the possibility and provision of future developments coming forward in the future.

- One Member suggested further ways in which noise control could be further mitigated. Further concern was raised on the possible noise received at the properties from the A1 road.

It was further noted that the original noise assessment was based on a worse-case scenario. The 2 metre-high acoustic fencing would be along the bund and would be placed alongside another rear fence. The final scheme of noise mitigation would potentially be triple glazing windows.

The mitigation in place for noise was suitable and would be sufficient.

- Assurance was sought on whether all properties would have the space to store three bins and where the storage of the bins would be. It was further queried whether the site would include a cycle shelter.

The Principal Planning Officer confirmed that the number of bins for storage was unknown, however, bin and cycle stores had been included as part of the submitted plans.

The different types of open spaces were discussed. Informal and formal open space came under the same policy requirement

- One Member queried the tenure and type of affordable housing being proposed.

The Assistant Director of Planning informed the Committee of the different types of affordable housing that could be provided, including rented products, intermediate products including shared ownership. The Council typically requested that developers provide up to 30% on a general scheme to be affordable and of that 30%, that there be a 60/40 split between rented and the shared ownership products. This proposal was for affordable rented products.

- One Member raised disappointed of the one response received from residents living within the area of the site. Ways to further engage on consultation with local residents, to increase a response rate were discussed.

The Assistant Director of Planning confirmed that 62 letters had been sent to properties within proximity of the site, and site and press notices were displayed.

The DM & Enforcement Manager further clarified that a pre-planning consultation had taken place on the scheme previously.

Members raised further concerns on the open space and the impact on the A1 road in relation to the closeness and noise of the possible future depot.

- It was queried as to whether an air quality assessment had taken place on the proposed site.

Members were informed that an air quality assessment had not taken place, however, the Environmental Protection Team had not raised any particular concern or need for an assessment.

One Member emphasised the need for social housing in the District.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions and completion of a Section 106 Agreement.

Schedule of Condition(s)

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Site Plan (Ref: 004-PL-8635/Rev E)
 - b. Proposed Boundary Treatment Plan (Ref: 005-PL-8635/Rev B)
 - c. Apartment Block 1 (2-storey) – Proposed Floor Plans (Ref: 104-PL-8635/Rev A)
 - d. Apartment Block 1 (2-storey) – Proposed Elevations Plan (Ref: 204/PL08635/Rev C)
 - e. Apartment Block 2 (3-storey) Proposed Floor Plans (Ref: 105-PL-8635)

- f. Apartment Block 2 (3-storey) – Proposed Elevations Plan (Ref: 205-PL-8635/Rev B)
- g. House Type 1 (2-bed) – Proposed Elevations Plan (Ref: 201-PL-8635/Rev B)
- h. House Type 1 (2 bed) Proposed Floor Plans (Ref: 101-PL-8635)
- i. House Type 2 (2-bed) – Proposed Elevations Plan (Ref: 202-PL-8635/Rev A)
- j. House Type 2 (2 bed) Proposed Floor Plans (Ref: 102-PL-8635)
- k. House Type 3 (4-bed) – Proposed Elevations Plan (Ref: 203-PL-8635/Rev B)
- l. House Type 3 (4-bed) Proposed Floor Plans (Ref: 103-PL-8635)
- m. Landscape Masterplan (Ref: D9049.001/Rev B)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

Archaeological Investigation

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Construction Management Plan

- 4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
- a. The phasing of the development, including access construction
 - b. The on-site parking of all vehicles of site operatives and visitors
 - c. The on-site loading and unloading of all plant and materials.
 - d. The on-site storage of all plant and materials used in constructing the development.

- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of the residential amenity of the neighbouring properties.

Noise Impact Assessment Update

- 5) Before the development hereby permitted is commenced, a comprehensive noise assessment to determine the level of noise both internally and externally, shall have been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigations must be carried out in accordance with the current best practice, and the written reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of future occupiers of the development.

Drainage Strategy

- 6) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the submitted Proposed Drainage Strategy (Ref: B24598-JNP-92-XX-DR-C-2002-P01) and the details must:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
 - c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year

critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.

- d. Provide attenuation details and discharge rates which shall be restricted to 2 litres per second.
- e. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Ground Conditions

- 7) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
- a. A detailed scheme for remedial works and measures to be undertaken to avoid risks from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site is suitable for the intended end users; and in accordance with Local Plan Policy EN4 (Pollution Control) and national guidance contained in the NPPF.

During Building Works

Remediation Scheme

- 8) If the Noise Assessment, required under Condition 5 above, determines that remediation is required, before any development above foundation level, a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved noise remediation scheme, including in accordance with any approved phasing scheme.

Reason: In the interests of the residential amenity of future occupiers of the development.

Sustainable Building

- 9) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency; and the provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full for each dwelling / unit, in accordance with the agreed scheme, prior to the first occupation of each dwelling / unit hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

Construction Hours

- 10) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Ecological Mitigation

- 11) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecology Report (Andrew Chick) (Dated June 2021), including the installation of bat and bird roosting boxes.

The scheme of bat roosting boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan 2011-2036.

Previously Unidentified Contamination

- 12) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details. Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control).

Before the Development is Occupied

Noise Validation Testing

- 13) Before any dwelling hereby permitted is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise remediation scheme, as required, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the development.

Shaw Road Pedestrian Crossing

- 14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of an uncontrolled pedestrian crossing connecting people from Shaw Road over Trent Road) has been certified complete by the Local Planning Authority.
Reason: To ensure safe means of connectivity to the permitted development.

Estate Road Surface Levels

- 15) Before any dwelling hereby permitted is occupied, all of that part of the estate road and associated footways that form the junction with Shaw Road, and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details that shall first be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period of time at dissimilar, interim construction levels.

Materials Implementation

- 16) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Hard Landscaping Implementation

- 17) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with the approved details.

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Contamination Verification

- 18) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:
- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
 - b. As built drawings of the implemented scheme
 - c. Photographs of the remediation works in progress; and
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of future residents and users of the development, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Ongoing

Soft Landscaping Implementation

- 19) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping works.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 20) Within a period of five years from the first occupation of the final dwelling / unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously

damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

61. Application S23/1248

Proposal:	Erection of two single storey rear extensions, demolition of external walls to ground floor WC, to be replaced with internal plasterboard walls and demolition of a wooden porch. Internal works including reinstatement of fireplaces and radiator improvement works.
Location:	Deepings Library, 93 High Street, Market Deeping, PE6 8ED
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Applicant Pam Byrd

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Neighbourhood Plan.
- Comments received from Market Deeping Town Council.
- Comments received from Peterborough City Council.
- Comments received from Deeping St James Parish Council.
- No comments received from Lincolnshire County Council.
- Comments received from SKDC's Conservation Consultant.

(Councillor Pam Byrd did not participate in the debate or vote on this application, due to being the Applicant).

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan received 5 September 2023
- ii. Proposed Block Plan re. 8690-CPMG-01-ZZ-DR-A-7003 REV P01 received 5 September 2023
- iii. Proposed Plans re. 8690-CPMG-01-ZZ-DR-A-2001 REV P01 received 5 September 2023

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

62. Application S23/1249

Proposal:	Erection of two single storey rear extensions, demolition of external walls to ground floor WC, to be replaced with internal plasterboard walls and demolition of a wooden porch. Internal works including reinstatement of fireplaces and radiator improvement works.
Location:	Deepings Library, 93 High Street, Market Deeping, PE6 8ED
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Neighbourhood Plan.
- Comments received from Market Deeping Town Council.
- Comments received from Peterborough City Council.
- Comments received from Deeping St James Parish Council.
- Comments received from SKDC's Conservation Consultant.
- Comments received from Cadent Gas.

(Councillor Pam Byrd did not participate in the debate or vote on this application, due to being the Applicant).

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

Time Limit for Commencement

- 1) The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2) The development hereby consented shall be carried out in accordance with the following list of approved plans:

- i. Location Plan received 5 September 2023
- ii. Proposed Block Plan re. 8690-CPMG-01-ZZ-DR-A-7003 REV P01 received 5 September 2023
- iii. Proposed Plans re. 8690-CPMG-01-ZZ-DR-A-2001 REV P01 received 5 September 2023

Unless otherwise required by another condition of this consent.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 3) Before the installation of any of the new external windows and doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 4) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples and detailing of the stone be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 5) Before the part of the building being altered is first brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the satisfactory preservation of the building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 6) Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

63. Application S23/1694

Proposal: Retrospective planning application for a covered walkway between the side of the property and the existing fence.
Location: 12 Hadleigh Close, Grantham, Lincolnshire NG31 8UE
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from Lincolnshire County Council Highways.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location Plan (received 15/09/23)
 - ii. Block Plan Existing (received 15/09/23)
 - iii. Block Plan Proposed (received 15/09/23)
 - iv. Elevation Plan: Existing and Proposed (received 15/09/23)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

64. Any other business, which the Chairman, by reason of special circumstances, decides is urgent

There were none.

65. Close of meeting

The Chairman closed the meeting at 15:04.



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

7 December 2023

S23/1671

Proposal:	Installation of 16(no) bay vehicle charging station with ancillary seating area and toilet facilities, and associated soft landscaping and infrastructure works (Revised submission of S23/0469)
Location:	Land south of Tinwell Road, Stamford
Applicant	Osprey Charging Network Limited
Agent	Mr S Patel, Strutt & Parker
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Called in by Ward Councillor Richard Cleaver due to unacceptable principle of development.
Key Issues:	Principle of Development Impact on the character and appearance of the area Impact on neighbouring land uses Access and Highways Impacts
Technical Documents:	• Planning, Design and Access Statement • Flood Risk Assessment and Drainage Strategy • Preliminary Ecological Appraisal • Noise Impact Assessment • Lighting Specification • Transport Statement

Report Author

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St John's

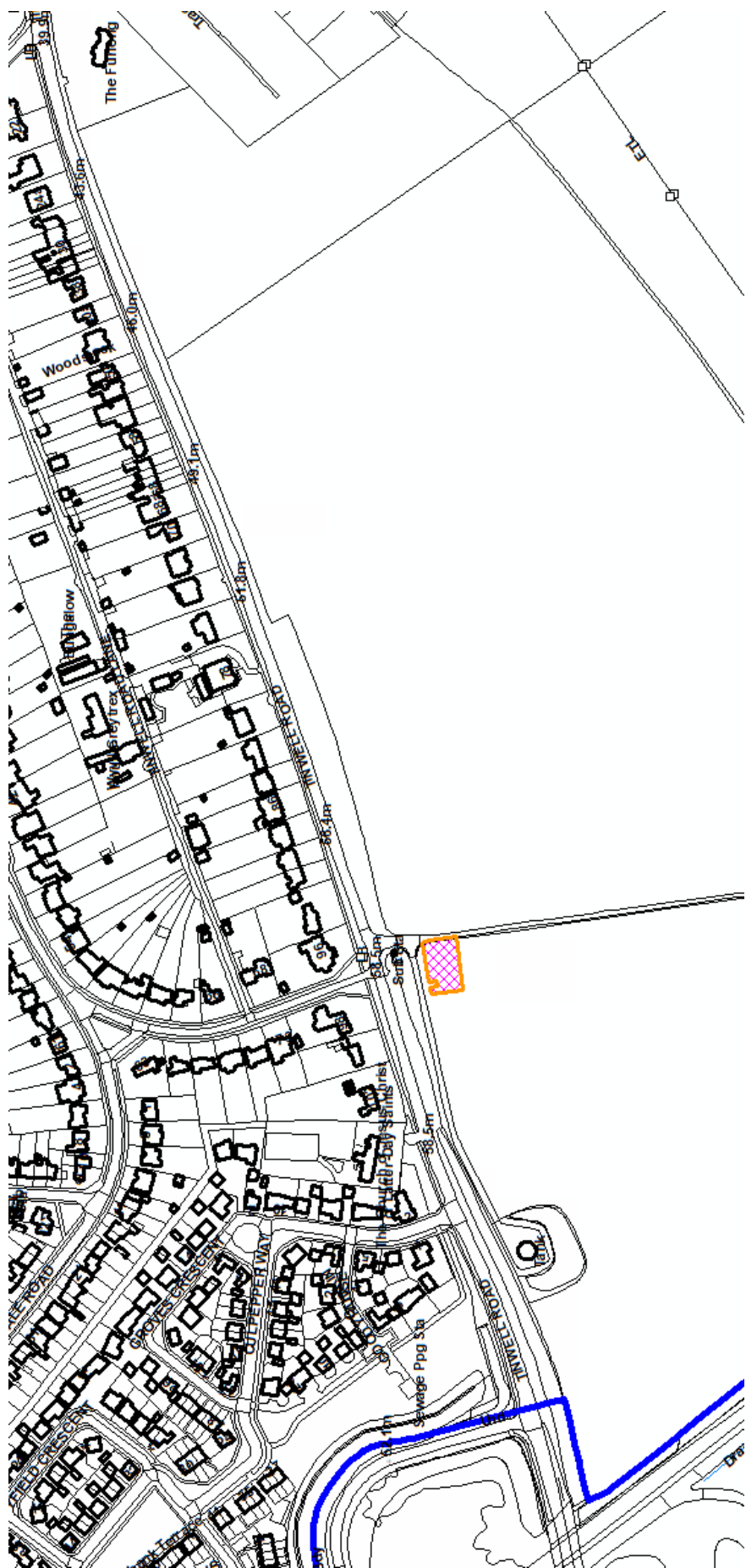
Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

28 November 2023

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key

**Application Boundary**



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1 Description of the site

- 1.1 The application site comprises an area of approximately 0.39 hectares (0.96 acres) of broadly rectangular land situated to the south of Tinwell Road, approximately 300 metres to the east of the A1 trunk road, located on the western edge of the main built-up area of Stamford. The site currently comprises part of a wider field of agricultural land, which is used for arable farming.
- 1.2 The site is bound to the east by South View Road, which is an access road situated to the south of Tinwell Road that serves an existing business park and agricultural property to the south of the site. The site is bound immediately to the south and west by the remainder of the wider agricultural field; whilst to the north of the site there is a small area of unmanaged grassland and an access track which provided access to a small plant area utilised by Anglian Water. Beyond the existing access track the site is bound to the north by Tinwell Road, which residential properties fronting Tinwell Road on the opposite side.
- 1.3 The site is bound to the north and east by an existing hedgerow; whilst to the south and west, the application site boundaries are currently undefined.
- 1.4 As referenced above, the site is situated to the south of Tinwell Road and surrounded to the south, east and west by undeveloped agricultural land, which forms part of the open landscape that terminates with the River Welland circa 600 metres to the south. However, there is residential development fronting Tinwell Road to the north of the site, and the surrounding area falls within Character Area CA4 (Casterton Road) of the Stamford Neighbourhood Plan, which identifies the following key characteristic in relation to the existing urban morphology of the area:
- High quality and historic development along Tinwell Road, with views into agricultural land to the south which define the approach into the character area and Stamford from the west.
 - Individually designed housing results in a varied and textured landscape.
 - Buildings are typically two storeys in height, and preserve a human scale and sense of domesticity across the area.
 - Large areas of recreational open space within the character area.
 - Trees along road verges and within the front and back gardens contribute to the character of the area; and
 - High quality boundary treatments positively contribute to the character of the area.
- 1.5 As alluded to previously, the application site lies to the south of Tinwell Road and forms part of an open landscape terminating with the Welland Valley; this landscape view is designated as a Locally Important Landscape View within the made Stamford Neighbourhood Plan. In addition, the site falls within a designated Minerals Safeguarding Area. The site is not subject to any ecological or heritage designations.
- 1.6 It is acknowledged that the current application is a re-submission of a previous planning application (LPA Ref: S23/0469) for a development of the same nature, which was withdrawn in July 2023 following initial feedback from the formal consultation period. In this respect, the previous application was not formally determined, and there is no other relevant planning application history for the site, which falls to be considered as a material planning consideration.

2 Description of the proposal

- 2.1 The current application seeks full planning permission for the installation of a 16(no) bay electric vehicle charging station with ancillary seating area of toilet facilities, and associated soft landscaping and infrastructure works. As referenced above, the current application is a revised submission of S23/0469, which was withdrawn in July 2023 following concerns raised during the statutory consultation period. In this respect, the current application seeks permission for a development of substantially the same nature, with the exception of the inclusion of an area of ancillary seating area and toilet facilities following concerns raised by public representations in respect of potential activities that could occur during use of the vehicle charging facilities.
- 2.2 The current application has been accompanied by a range of technical reports including Flood Risk and Drainage Strategy, Preliminary Ecological Appraisal, Noise Impact Assessment and Transport Statement. The submission pack also consists of the following plans: Proposed Site Layout and Proposed Elevation Plans, which indicate that the development would comprise of the following:
- 2.3 The proposed development would provide 16 (no) ultra-rapid electric vehicle charging points, which would be arranged centrally within the site as part of two terraces of 4 columns. Each charging bay would be situated between 2 (no) parking bays. Access to the site is proposed to be taken via South View Road, which is proposed to be widened to allow for two-way traffic, and an additional dog walking track will be provided adjacent to the road to serve users of the permissive footpath that runs to the south. Within the site, vehicles will operate through a one-way system, circulating clockwise through the site. The substation, power unit and feeder pillar serving the development will be located in the north-west corner of the site and enclosed by close boarded timber fencing. An area of outdoor seating and a toilet block is proposed to be situated along the northern boundary of the site. The proposed charging facilities are to be served by low intensity downlighting positioned on low level lampposts throughout the site.
- 2.4 The proposed charging points will be a maximum of 2.14 in height, and the proposed toilet block is indicated as being 3m in height, 3m in depth and 7m in width and would be a flat roof block of brick construction.
- 2.5 The submitted Site Layout indicates that the existing hedgerow along Tinwell Road, and along South View Road will be retained, with the exception of the proposed access. An additional 10m soft landscape buffer is proposed to be provided along the southern and western boundary of the site.
- 2.6 The submitted details indicate that surface water drainage will be attenuated through permeable paving within the site and conveyed to an infiltration swale situated along the southern boundary of the site. Similarly, surface water from the access road on South View Road will be conveyed to an infiltration trench on the eastern boundary of the site. Foul water generated by the development will be managed via a septic tank.

3 Relevant Site History

<u>Application Ref</u>	<u>Description of Development</u>	<u>Decision</u>
S23/0469	Installation of 16 high powered DC electric vehicle charging points to serve a maximum of 16 (no) vehicles at any one time, including soft landscaping and infrastructure works	Withdrawn 06.07.23

4 Policy Considerations

4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP5 – Development in the Open Countryside

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID1 – Infrastructure for Growth

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **Stamford Neighbourhood Plan 2016-2036 (Made July 2022)**

Policy 9 – Locally Important Landscape Views

Policy 10 – Character Areas

4.3 **Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies (Adopted June 2016)**

Policy M11 – Safeguarding of Minerals Resources

4.4 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.5 **National Planning Policy Framework (NPPF) (Published September 2023)**

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 9 – Promoting sustainable transport.

Section 12 – Achieving well-designed places.

Section 14 – Meeting the challenge of climate change, flooding and coastal change.

Section 15 – Conserving and enhancing the natural environment.

5 Representations Received

5.1 **Heritage Lincolnshire**

- 5.1.1 No objection subject to conditions.
- 5.1.2 The site for the proposed development lies in an area of archaeological interest. Investigations to the north identified an enclosure of Iron Age date and associated ditches, pits and post holes. To the south, the Lincolnshire Historic Environment Record contains records of nearby cropmarks plotted from aerial photographs which may mark the location of buried prehistoric remains, including a possible Bronze Age round barrow, an enclosure and possibly a farmstead. Possible Roman buildings could also be among the cropmarks.
- 5.1.3 Therefore, it is recommended that the Developer should be required to commission a Scheme of Archaeological Work.
- 5.2 **Lincolnshire County Council (Highways & SuDS)**
 - 5.2.1 No objections.
 - 5.2.2 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highways Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact on highway safety or a severe residual cumulative impact on the local highway network or increase surface water flood risk and, therefore, does not wish to object to this planning application.
- 5.3 **Lincolnshire County Council (Minerals Planning Authority)**
 - 5.3.1 No comments received.
- 5.4 **Lincolnshire Wildlife Trust**
 - 5.4.1 No comments received.
- 5.5 **Ministry of Defence**
 - 5.5.1 No objections.
- 5.6 **Stamford Town Council**
 - 5.6.1 Objection
 - 5.6.2 Whilst we agree in principle to the concept of charging points in close proximity to the A1, there are other more suitable locations i.e., Exeter Park which has a degree of development already in place. Our concern is that auxiliary development will follow at the proposed location and destroy the unspoilt countryside. Further concerns over the littering and light pollution from this development.
- 5.7 **Stamford Civic Society**
 - 5.7.1 Objection
 - 5.7.2 Concerns about the potential for additional development after the application.
 - 5.7.3 The application will have a negative impact on the character of the area, and there is no clear indication of landscaping to mitigate its impacts.
 - 5.7.4 There should be further assessment of the highways impacts.
- 5.8 **SKDC Environmental Protection Team**
 - 5.8.1 No objection subject to conditions.

- 5.8.2 It is important that there is no impact on the residential amenity of the properties opposite on Tinwell Road. It is noted that there is a specification for lighting and that lighting is shown on the site layout plan. It is requested that a Lighting Assessment is secured by condition to ensure that there is no negative impact on nearby residential dwellings.

6 Representations as a Result of Publicity

- 6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 28 interested parties; of which 4 have indicated support for the development, and the remaining 24 have raised formal objections. The letters of representation have raised the following material planning considerations:

Support

1. Principle of Development – EV charging points are required to meet the UK carbon emissions targets.

Objection

1. Principle of Development – The proposed development does not provide any detailed considered of alternative site(s); the proposed development would result in the loss of agricultural land; the proposed development is not appropriate for this location.
2. Impact on the character and appearance of the area – the proposed scheme would have an adverse impact on long-distance views of Stamford; the proposal would appear an incongruous feature within a predominantly rural landscape; the proposed development would cause unacceptable harm to the character and setting of Stamford.
3. Impact on neighbouring land uses – the proposed development would have an unacceptable impact on nearby residential properties due to lighting and noise.
4. Access and Highways – The proposed development would have an unacceptable impact on highways safety; and also have an unacceptable impact on congestion on Tinwell Road.
5. Pollution Control – Increased air pollution resulting from queuing vehicles.
6. Green Infrastructure – Loss of access to permissive footpath
7. Biodiversity and Ecology – removal of the hedgerow for access would have an adverse impact on local ecological assets.

- 6.2 In addition to the above, it is noted that public representations have also raised concerns about the adequacy of the information contained within the application submission. In this respect, Article 7 of the Town and Country Planning (Development Management Procedure) Order 2015 sets out the national validation requirements for planning applications. The Local Planning Authority does not have an adopted local validation list and, therefore, for the purposes of validating planning applications, it is the national requirements that are applicable. If during the course of the assessment of an application, the Local Planning Authority considers that further information is required to assess the application, then further information would be requested as appropriate. In this case, it is the Case Officer's

assessment that it is possible to make an appropriate determination of the application on the basis of the information provided.

- 6.3 Furthermore, representations have also been received on the basis that the proposed development scheme would set a precedent for further development within the site and in the surrounding area. In this respect, each planning application would be required to be assessed on its own merits. As such, the Local Planning Authority cannot consider the potential implications in respect of future, hypothetical development proposals as part of the assessment of the current application.
- 6.4 Finally, representations have also been received on the basis that the application proposals would result in criminal behaviour occurring at the application site. Whilst the Local Planning Authority has duty to consider crime and disorder implications and do all they reasonably can to reduce these problems, such as through high quality design, it is noted that any potential criminal activity on the site would be subject to control outside of the planning process.

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022).

- 7.2 In addition, the Lincolnshire Minerals and Waste Local Plan forms the development plan for the District in relation to minerals planning.

- 7.3 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

- 7.4 The policies and provisions of the National Planning Policy Framework (NPPF) (“the Framework”) (Published September 2023) are also a relevant material consideration in the determination of planning applications.

7.5 Principle of Development

- 7.5.1 It is appreciated that representations received on the application from Stamford Town Council and members of the public have raised objections to the principle of development. In particular, the Town Council have stated that they consider the application site to be an inappropriate location for the development proposal. Similarly, public representations have raised objections on the basis that alternative sites would be more appropriate for the development, and due to the loss of undeveloped agricultural land. On the other hand, public representations have also raised support for the application on the basis that there is a need for additional EV charging points in order to support the transition to low-carbon transport.

- 7.5.2 In this respect, the proposed development site is located on the western edge of the main built-up area of Stamford, and is also bound to the north by residential development on the opposite side of Tinwell Road. However, the application site is surrounded to the south, east and west by undeveloped agricultural land, and built development is largely situated to the north of Tinwell Road along this entry into Stamford; with the exception of the South View

Business Park to the south of the site. As such, it is Officers' assessment that the proposed development site would be defined as falling within the Open Countryside.

7.5.3 Policy SP5 (Development in the Open Countryside) is the principal spatial policy of the Development Plan in respect of development in such locations. It identifies that development within the Open Countryside will be strictly limited to that which has an essential need to be located outside of the existing built form of a settlement. The policy goes on to identify a series of exceptions, where development in the Countryside would be considered to be acceptable in principle, these include:

- (a) Agriculture, forestry or equine development.
- (b) Rural diversification projects
- (c) Replacement dwellings (on a one-for-one basis); or
- (d) Conversion of buildings, provided that the existing building(s) contribute to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
- (e) Are in sound structural condition; and
- (f) Are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

7.5.4 In view of the above, the proposed development scheme would involve the installation of new EV charging infrastructure on land outside of the main built-up area of a settlement defined in Policy SP2 and, therefore, falls to be assessed in the context of Policy SP5. In this case, the proposed development scheme is not identified as one of the forms of development considered to be acceptable within the Open Countryside. However, the list of exceptions is not exhaustive, but in order to comply with Policy SP5, it is necessary to demonstrate that there is an essential need for the scheme to be located in the open countryside.

7.5.5 In relation to above, the application has been accompanied by a Planning, Design and Access Statement (Strutt & Parker) and a Demonstration of Need Statement (Osprey Charging), which provide details of the need for the proposed development to be located at the application site. The submitted statement outlines the following:

- (a) There is an increasing requirement for well-located electric vehicle charging points within the UK. On average, there is one rapid charging point per 18,000 people. In South Kesteven, there is currently one rapid charging site for every 27,500 people. Within Stamford there is one rapid charging point, which is located on the eastern side of the Town.
- (b) Ultra-rapid charging points require a large grid connection. Potential locations within the town centre and along the A1 are not sufficiently close to an available grid connection point to make the scheme viable. The current application site is located close enough to the existing grid connection point to meet these requirements.
- (c) For safety reasons, ultra-rapid charging points cannot be located within 4.25m of anything flammable; and the petrol stations within the surrounding area would not have sufficient space to allow for charging points to be located outside of this buffer zone.

- 7.5.6 In the context of the above, it is appreciated that the proposed use is not specifically identified as one of the forms of development deemed to be acceptable within the Open Countryside and therefore, there is a degree of conflict with Policy SP5. However, it is Officers' assessment that the submitted scheme has demonstrated a need for the proposed use to be located within this location. Whilst Policy SP5 does not explicitly require a sequential approach to development and / or the assessment of alternative locations suitable for the scheme, it is Officers' assessment that the applicant has appropriately demonstrated that alternative sites within the Town Centre and / or along the A1 would not be capable of accommodating the development proposed.
- 7.5.7 Furthermore, whilst the proposed development would involve the development of undeveloped agricultural land, which is currently used for arable farming, the site is not identified as forming best and most versatile agricultural land within the Natural England Provisional Agricultural Land Classification Maps. As such, the application scheme would not conflict with Policy SP1 in respect of the protection of BMV agricultural land.
- 7.5.8 In respect of the proposed use of the site for the installation of EV charging infrastructure, it is appreciated that the Policy SD1 and SB1 of the adopted Local Plan support development proposals which proactively minimise the effects of climate change and the need to take account of future changes in the climate, and how they can support low carbon travel, including the provision of EV charging points.
- 7.5.9 As such, the proposed installation of an EV charging facilities would accord with the principles of the above policies. Similarly, the Government's 2018 Road to Zero Paper states that EVs will be at the forefront of the planned transition to zero emissions transport over the next two decades. The transition to zero emissions transport also requires a charging infrastructure network that is easy to use, affordable, efficient and reliable. Whilst the Government envisages that the majority of EV charging will take place at home, it recognises that a widespread public charging network is also required for drivers who do high mileage, travel long distances, or who do not have access to charging facilities at home or at work.
- 7.5.10 Paragraph 158 of the Framework recognises this in stating that when determining applications for renewable and low carbon development, Local Planning Authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and should approve the application if its impacts are (or can be made) acceptable.
- 7.5.11 In the context of the provision, the provision of 16 (no) EV charging points as part of the application proposals would make a positive contribution towards meeting the needs for low carbon transport infrastructure. The contribution towards meeting this need is a significant public benefit, which Officers' would attribute substantial weight in the assessment of the application proposals.
- 7.5.12 Whilst accepting there is a degree of conflict with Policy SP5, it is Officers' assessment that the application submission has adequately demonstrated a need for the proposed use to be located on the application site. Furthermore, the provision of electric vehicle charging points would make a positive contribution towards meeting the identified need for low carbon transport infrastructure, and this would be a significant benefit, that Officers' would attribute substantial weight. Consequently, on balance, it is Officers' assessment that the application proposals would accord with the overall principles of the adopted Local Plan, Therefore, the

principle of development is acceptable, subject to material considerations. These matters have been assessed in detail below.

7.6 **Impact on the character and appearance of the area**

7.6.1 As identified, the application site forms part of a Locally Important Landscape View designated within Policy 9 of the made Stamford Neighbourhood Plan. This policy states the following:

- Development proposals should demonstrate how they would be integrated into their immediate setting and conserve, and where practicable, enhance its character and appearance.
- New development proposals should take account of the identified Locally Important Landscape Views and be designed to respect their significance in the wider neighbourhood area.
- Proposed developments that would have an unacceptable impact on the character and appearance of its immediate setting and / or on the integrity of an identified Locally Important Landscape View will not be supported.

7.6.2 In relation to the above, the application site forms part of View 1: Tinwell Road (south). The supporting text contained within the Neighbourhood Plan outlines the following description of this view:

“View south from Tinwell Road towards River Welland across substantial agricultural lands. The spire of All Saints Church appears in long range views beyond the tree line, and this should be protected for futurity.

The built settlement is entirely contained to the north of Tinwell Road. Any development to the south would lead to substantial harm and loss of this character landscape. The protection of these open fields further preserves the long-range views of important landmarks and churches, which define the town”.

7.6.3 In connection with the above, it is noted that representations received on the application have raised objections due to the impact of the development on the character and appearance of the area, particularly in relation to the impacts on the designated landscape view. Representations received from Stamford Civic Society have stated that the proposed development would have a negative impact on the character and that there is insufficient landscaping to mitigate the potential impacts. Similarly, representations from members of the public have suggested that the proposal would have an unacceptable impact on the identified long-distance views and historic setting of Stamford, and would appear as an incongruous feature in an otherwise rural landscape.

7.6.4 With regards to the above, it is appreciated that the application proposals would result in a change in the character and appearance of the area by virtue of the introduction of built form on the application site. However, it is Officers’ assessment that the proposed infrastructure would be seen in the context of the existing infrastructure within the area; for example, the small plant to the west of the site operated by Anglian Water, as well as the existing Business Park situated to the south of the site.

7.6.5 Furthermore, when viewed from the south, the proposed development would be viewed against the backdrop of the existing residential built form situated on the northern side of Tinwell Road. As such, it is Officers’ assessment that the application proposals would not be introducing an incongruous feature into an otherwise undeveloped landscape.

- 7.6.6 Furthermore, the maximum height of the built form on site would be 3m, which would be the proposed toilet block situated along the northern boundary of the site. The proposed small scale of the application scheme would ensure that views of the proposed development from the north would be filtered by the existing mature hedgerow fronting onto Tinwell Road, which is proposed to be retained. Similarly, the proposed 10m soft landscaping buffer situated to the south and western boundaries of the site, which further screen the development within the long distance views from the south. As such, it is Officers' assessment that the proposed built form would not result in an unacceptable impact on the surrounding character and appearance of the area, and would not unacceptably impact on the integrity of the designated landscape view. Conditions are proposed to require the submission of further details of soft landscaping, including plant species and specifications, as well as the implementation of the soft landscaping. These details will be required prior to any development above foundation level at the application site. This will ensure that the proposed soft landscaping adequately mitigates the visual impact of development.
- 7.6.7 In addition, it is appreciated that the application proposals would entail the provision of low level downlighting to serve users of the proposed development. The proposed lighting is to be situated on low level bollards and would have an output of 2100 lumens. It is Officers' assessment that the proposed lighting specification would be appropriate for the character of the area, and would be similar to any lighting employed as part of the parking for the existing Business Centre to the south of the site, and therefore, would not result in any unacceptable lighting of darkened skies. Nonetheless, conditions are proposed to require the submission of a light spillage plan to ensure that the proposed lighting arrangements would not unacceptably impact on the amenities of neighbouring land users.
- 7.6.8 Taking all of the above into account, it is Officers' assessment that, subject to the imposition of conditions, the application proposals are of an acceptable layout, appearance and scale and would not give rise to any unacceptable adverse impacts on the locally important landscape view, or the character and appearance of the area, when viewed in the context of the existing built form and infrastructure in the streetscene. As such, it is Officers' assessment that the application scheme would accord with Policy DE1 and EN1 of the adopted South Kesteven Local Plan, Policy 9 and Policy 10 of the made Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the Framework on these matters.
- 7.7 **Impact on neighbouring uses**
- 7.7.1 With respect to the impact of the proposed development on the amenity of neighbouring land uses, it is appreciated that public representations received on the application have raised objections on the basis that the proposed development would have an unacceptable impact on residential properties fronting Tinwell Road, as a result of noise and lighting generated by the development. Furthermore, it is also acknowledged that representations have also raised objections to the potential for criminal activity to occur on the application site.
- 7.7.2 In relation to the above, the application has been accompanied by a Noise Impact Assessment (Mott MacDonald) (September 2023), which identifies the following:
- The proposed development has the potential to give rise to permanent noise impacts during the daytime and night-time. The impacts that may arise from the operation of the development are predominantly due to the operation of the substation located at the west of the site boundary, vehicles accessing the site and activities associated

with site users (e.g., car doors opening / closing, people entering and leaving vehicles etc.). The nearest receptor is approximately 50m away from the boundary of the proposed development on the north side of the A6121 Tinwell Road.

- The results of predictions made using an acoustic model indicate that the rating levels due the operation of fixed equipment (charging points and substation) at 41dB(A) during daytime and night-time, which are well below the background sound levels and therefore unlikely that specific sound source will have an adverse or significant adverse impact.
- Predicted noise levels due to car movements and other noise sources associated with the use of the car park area are below the guidance values and / or baseline noise levels.

7.7.3 In respect of the above, the Council's Environmental Protection Officer has been consulted on the application and has raised no concerns in relation to the impacts of noise generated from the site.

7.7.4 Furthermore, in respect of the proposed lighting of the site, as referenced above, the submitted lighting specification indicates that the site would be served by low level downlighting positioned on low level bollards within the site. The Council's Environmental Protection Officer has raised no objections to the principle of the proposed lighting arrangements, subject to the imposition of conditions requiring the submission of further details. As such, it is proposed to impose a condition to require the submission of a light spillage assessment prior to the site being brought into use, with any unacceptable light spillage towards the existing residential properties requiring the submission of an alternative specification of lighting.

7.7.5 In respect of the potential for crime and disorder to occur on the application site and, therefore, adversely affect the amenity of neighbouring residents, it is Officers' assessment that the application proposals have sought to design-out the risk of crime occurring. As referenced above, the proposed development scheme would be served by low level down lighting, and would benefit from natural surveillance from vehicles on Tinwell Road, which is a primary route into Stamford. The site is also bound to the east by a permissive footpath, which would provide further surveillance of activities occurring on the site. As such, it is Officers' assessment that the application proposals would appropriate reduce the potential for crime and disorder to occur.

7.7.6 Taking the above into account, subject to the imposition of conditions, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse impacts on the amenity of existing residential properties on Tinwell Road, and would not result in an unacceptable impact in respect of crime and disorder. Consequently, the proposals would be in accordance with Policy DE1 of the adopted South Kesteven Local Plan, the Design Guidelines SPD, and Section 12 of the Framework in respect of amenity considerations.

7.8 **Access and Highways Impacts**

7.8.1 It is appreciated that representations received on the application have raised objections on the basis of the impact of the proposed development on highways safety and highways capacity. In particular, it is suggested that the proposed access arrangements are unsafe and that the application scheme would increase the level of congestion on Tinwell Road.

Similarly, Stamford Civic Society have raised objections on the basis that there has not been a suitable assessment of the potential highways impact.

7.8.2 In this respect, the application has been accompanied by a Transport Statement (KMC Transport Planning), which outlines the following:

- The maximum number of electric vehicles that could use the site in any one hour could be up to 48. This assumes a charge time of 20 minutes, each space turning over twice in the hour and efficient arrivals and departures to allow optimum use of spaces. However, this scenario is unlikely to happen due to reliance on vehicles arriving and departing at the same time. It is more likely that spaces would be vacant for a period between charges.
- It is forecast that 32 vehicle trips would arrive to and depart from the site in the AM and PM peak hour, this equates to approximately one trip per minute. This is deemed to be negligible with regards to impact on the local highway network as most trips will not be new trips to the network, and would not be noticeable in the inherent variation in day-to-day traffic flows.

7.8.3 In connection with the above, Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections. In reviewing the application, they have confirmed that the application scheme would not result in any unacceptable adverse impacts on highways safety and / or capacity.

7.8.4 Consequently, it is concluded that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity on the local and / or strategic highway network. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan, and Section 9 of the Framework.

7.9 **Flood Risk and Drainage**

7.9.1 In respect of flood risk and drainage matters, it is noted that there have been no representations received on the application on these matters.

7.9.2 Notwithstanding this, the application site is located within Flood Zone 1 of the Flood Map for Planning, and is also identified as being at very low risk of surface water flooding. As such, the site is concluded to present an overall low risk of flooding.

7.9.3 The application has been accompanied by a Flood Risk Assessment and Drainage Strategy (CAR Ltd), which identifies that surface water drainage will be attenuated through permeable paving within the site and conveyed to an infiltration swale situated along the southern boundary of the site. Similarly, surface water from the access road on South View Road will be conveyed to an infiltration trench on the eastern boundary of the site. Foul water generated by the development will be managed via a septic tank.

7.9.4 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application; however, they are not required to provide comments on minor applications and, therefore, they have declined to comment.

7.9.5 Nonetheless, it is Officers' assessment that the application site presents an overall low risk of flooding and the proposed drainage arrangements adopt an appropriate drainage strategy based on SuDS principles, utilising infiltration techniques to attenuate and discharge any flows generated by the development.

7.9.6 In view of the above, it is Officers' assessment that the application proposals would not give rise to any unacceptable risks of flooding and, therefore, would accord with the requirements of Policy EN5 of the adopted Local Plan and Section 14 of the Framework in relation to flood risk and drainage.

7.10 **Green Infrastructure**

7.10.1 As outlined above, it is appreciated that the site is bound to the east by South View Road, which serves the South View Business Park situated to the south of the site, and also provides a permissive footpath providing access to the open countryside beyond. It is noted that permissive paths are not legal rights of way and their access to the public is permitted at the discretion of the landowner.

7.10.2 In connection with the above, it is appreciated that public representations received on the application have raised objections on the basis that the proposed development would have an unacceptable adverse impact on users of the permissive footpath. In particular, it has been stated that the scheme would result in a risk to the safety of users of the footpath.

7.10.3 In this respect, the submitted Proposed Site Plan indicates that the permissive footpath would be realigned and would be situated to the eastern side of South View Road. Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have not raised any concerns in relation to the impact of the development on pedestrian safety.

7.10.4 As such, it is concluded that the application scheme would be in accordance with Policy EN3 of the adopted South Kesteven Local Plan.

7.11 **Pollution Control**

7.11.1 It is appreciated that the application site is currently used for arable agricultural purposes and, therefore, there is a risk that the site may be subject to ground contamination. However, it is also appreciated that the proposed use of the site for electric charging infrastructure would result in a low risk to end users.

7.11.2 The Council's Environmental Protection Team have been consulted on the application proposals and have not raised any concerns in relation to ground conditions. However, it is proposed that a precautionary condition is imposed which requires the development to stop and a remediation scheme prepared in the event that any ground contamination is identified during ground works.

7.11.3 Furthermore, it is appreciated that public representations received on the application have raised objections on the basis that the proposed development would have an unacceptable impact on air pollution, as a result in the increase in the number of vehicles queueing to access the site.

7.11.4 In this regard, it is appreciated that the application scheme proposes the installation of ultra-rapid charging points for electric vehicles and, therefore, users of the site would not be occupied vehicles which would release greenhouse gas emissions. The proposed use of the site is likely to be predominantly from existing trips on the local highway network i.e., vehicles travelling to other end destinations and, therefore, would be unlikely to exacerbate issues of congestion. Nonetheless, Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have not raised any concerns in relation to the impact of the development on highways capacity. Similarly, the Council's

Environmental Protection Officer has not raised any concerns in relation to air quality impacts.

7.11.5 As such, subject to the imposition of conditions, the proposed development would be in accordance with Policy EN4 of the adopted Local Plan, and Section 15 of the National Planning Policy Framework.

7.12 **Impact on biodiversity, ecology and trees**

7.12.1 It is noted that public representations received on the application have raised objections on the basis that the proposed development would have an unacceptable adverse impact on local ecology. In particular, it has been stated that the proposed removal of areas of hedgerow on the eastern boundary to facilitate access into the site would have an adverse impact on the biodiversity value of the site.

7.12.2 In respect of the above, the application submission has been accompanied by a Preliminary Ecological Impact Assessment (Pioneer Environment), which identifies the following key conclusions:

- *The proposed development for the site involves the creation of an EV charging station and widening a section of the road to permit two way traffic into and out of the site. This will involve hedgerow removal and turning an area of cropland into concrete hardstanding, which will be bordered by native hedgerow.*
- *It is considered that the development will not impact on any designations due to the proposal's scale, nature and distance from such sites.*
- *The existing habitats on site were of low ecological value. The hedgerow on site, which will be partially removed as part of the development, provides nesting and foraging habitat for wildlife. To mitigate losses, the proposed development includes extensive hedgerow planting. This will result in a net increase of the length of hedgerow on site and provide increased opportunities for wildlife.*
- *The hedgerow was identified as "Moderate" quality habitat as it contained multiple native species but had unmanaged areas and several small gaps throughout. The hedgerow would still provide nesting habitat for birds and mammals, as well as flightlines for commuting bats. The hedgerow qualified as a Habitat of Principal Importance under Section 41 of the NERC Act, and its removal should be limited where possible, through the section of hedgerow proposed as part of the development is anticipated to be of equal or greater quality than the existing hedgerow and will result in a net increase in the length of hedgerow.*
- *To achieve biodiversity net gain, the establishment of an area of neutral grassland has been recommended as part of the development, bordering the west and south edges of the charging station. This will provide foraging habitat for wildlife, whilst also serving as a buffer between the arable field and the hedgerow surrounding the charging site.*

7.12.3 In addition, the application has also been accompanied by a Biodiversity Net Gain calculation, which confirms that the proposed development would result in a 22% increase in onsite habitat units, and a 454% increase in hedgerow units.

7.12.4 In view of the above, it is Officers' assessment that, subject to the imposition of a condition requiring compliance with the submitted Ecological Appraisal, that the application proposals would not give rise to any unacceptable impacts on ecology and biodiversity.

7.12.5 Furthermore, the implementation of the identified mitigation measures, coupled with the provision of an appropriate soft landscaping scheme, would ensure that the proposed development result in a significant biodiversity net gain.

7.12.6 As such, subject to the imposition of conditions, the application proposals would accord with Policy EN2 of the Local Plan and Section 15 of the Framework in respect of ecology and biodiversity.

7.13 **Minerals Safeguarding**

7.13.1 As identified above, it is appreciated that the application site is located within a Minerals Safeguarding Area. Policy M11 of the Lincolnshire Minerals and Waste Local Plan requires applications for non-minerals development to be accompanied by a Minerals Resource Assessment.

7.13.2 The current application scheme has not been accompanied by a Minerals Resource Assessment and, therefore, it is accepted that the application proposals do not fulfil the policy obligations of Policy M11.

7.13.3 Notwithstanding the above, it is appreciated that the development scheme is of a minor nature, which is considered to have a negligible impact on the sterilisation of minerals resources and, likewise, in view of the presence of existing residential properties to the north of the site, prior extraction of any minerals resource would be impractical.

7.13.4 Lincolnshire County Council (as Local Minerals Planning Authority) have been consulted on the application but have not provided any comments.

7.13.5 Taking the above into account, whilst the submitted proposals are considered to have a negligible impact on the sterilisation of mineral resources and the presence of nearby residential properties is likely to make any prior extraction impractical, the application has not been accompanied by a Minerals Resource Assessment. As such, there is a conflict with Policy M11 of the Lincolnshire Minerals and Waste Local Plan.

7.14 **Impact on archaeological assets**

7.14.1 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions requiring the submission of a Written Scheme of Investigation for a programme of archaeological evaluation. These details, and the subsequent completion of the investigation, are proposed to be secured as part of a pre-commencement condition.

7.14.2 Therefore, subject to conditions, the application proposals would accord with Policy EN6 and Section 16 of the Framework in respect of archaeological matters.

8 Crime and Disorder

8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

10 Planning Balance and Conclusions

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.2 The application proposals seek full planning permission for the installation of a 16 (no) bay electric vehicle charging station with ancillary seating area and toilet facilities, with associated soft landscaping and infrastructure works on an area of undeveloped, arable agricultural land situated to the south of Tinwell Road, at the western end of the main built-up area of Stamford.
- 10.3 Whilst the application site is located to the edge of the main built-up area of Stamford, the site is bound to the south, east and west by undeveloped agricultural land and, therefore, the application proposals fall to be assessed against Policy SP5 of the adopted Local Plan. This policy identifies that development in such a location is restricted to that which has an essential need to be located outside of the main built-up area of a settlement. Policy SP5 identifies a number of exceptions where development in the Countryside will be considered acceptable in principle. The proposed development does not fall within any of these exceptions and it is not essential for EV charging facilities to be located in the open countryside and therefore there is a degree of conflict with Policy SP5.
- 10.4 Furthermore, the site is also identified as being located within a Minerals Safeguarding Area and the application proposals have not been accompanied by a Minerals Resource Assessment, contrary to the obligations of Policy M11 of the Lincolnshire Minerals and Waste Local Plan.
- 10.5 Notwithstanding the above, it is Officers' assessment that the applicant has appropriately demonstrated the need for the proposed development to be located in this particular location; specifically, as a result of functional constraints relating to access to a high capacity grid connection and adequate space to accommodate a buffer from flammable materials.
- 10.6 In addition, local and national planning policy identifies the need for the provision of the necessary infrastructure required to facilitate the transition to low carbon travel modes, including the provision of a network of EV charging stations. The installation of 16 (no) EV charging stations as part of the application proposals are supported by Policy SD1 and SB1 of the adopted Local Plan, and represents a significant benefit of the application, which Officers' would attribute substantial weight.
- 10.7 In view of the above, it is Officers' assessment that the benefits of supporting the transition to low carbon travel would outweigh the minor conflicts with Local Plan Policy SP5 and Policy M11 of the Minerals and Waste Local Plan. As such, it is Officers' assessment that, on balance, the principle of development on the site is acceptable, subject to material considerations.
- 10.8 In this respect, it is appreciated that the application site forms part of Locally Important Landscape View designated by Policy 9 of the made Stamford Neighbourhood Plan. In this instance, it is Officers' assessment that the scale, layout and landscaping of the proposed

development would ensure that the application scheme does not compromise the integrity of the designated view, and would be seen in the context of the existing built form and infrastructure facilities within the immediate surroundings. Conditions are proposed to require the submission of further details of soft landscaping, which would also ensure that the application scheme appropriately assimilates with the character and appearance of the area.

- 10.9 Furthermore, subject to the imposition of conditions, the application scheme would accord with the adopted development plan in respect of all technical matters.
- 10.10 Taking the above into account, it is Officers' assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and there are no material considerations of sufficient weight to indicate that planning permission should be withheld, although appropriate conditions are proposed.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Site Plan (Ref: GS01/Rev 18)
 - b. Proposed Elevation Plan (Received 12 September 2023)
 - c. Proposed Toilet Block Elevation Plan (received 25 September 2023)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

Archaeological Investigation

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Construction Management Plan

- 4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
 - a. The phasing of the development, including access construction
 - b. The on-site parking of all vehicles of site operatives and visitors
 - c. The on-site loading and unloading of all plant and materials.
 - d. The on-site storage of all plant and materials used in constructing the development.
 - e. Dust suppression measures
 - f. Wheel washing facilities

- g. A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: In the interests of the residential amenity of the neighbouring properties.

During Building Works

Lighting Assessment

- 5) No development above foundation level shall take place until details of a Light Spillage Plan (to include details of the illumination provided by the proposed lighting in relation to the neighbouring land uses), and the design, height and position / angle of the lighting have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and in accordance with Policy DE1 (Promoting Good Quality Design) and Policy EN4 (Pollution Control) of the South Kesteven Local Plan 2011-2036.

Construction Hours

- 6) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the nearby residential dwellings.

Ecological Mitigation

- 7) All works on site shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal (Pioneer Environment) (PEG375-01B).

Reason: In the interests of best ecological practice and in accordance with Policy EN2 (Promoting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan 2011-2036.

Hard and Soft Landscaping

8) No development above foundation level shall take place until details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a. Planting plans
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c. Schedules of plants (noting species, plant sizes, and proposed numbers / densities, where appropriate)
- d. Means of enclosure and boundary treatments
- e. Other vehicle and pedestrian access and circulation areas.
- f. Minor artefacts and structures (e.g., furniture, refuse or other storage units, signs etc)

Reason: Hard and soft landscaping make an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan 2011-2036.

Previously Unidentified Contamination

9) Should the developer, during excavation and construction works of the approved development site, find any area where it is suspected that the land is contaminated, then all works must stop and the Local Planning Authority notified immediately. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared in accordance with current good practice and legislation, and submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details.

Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the approved development being brought into first use.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination, and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 (Pollution Control).

Before the Development is Occupied

Materials Implementation

10) Before the development hereby permitted is first brought into use, the external surfaces must have been completed in accordance with the external materials detailed on the approved plans.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Drainage Strategy Implementation

- 11) Before the development hereby permitted is first brought into use, the scheme for the treatment of surface water drainage shall have been completed in accordance with the details set out within the approved Flood Risk Assessment and Drainage Strategy Technical Note (CAR Ltd) (Ref: 4131/Rev A).

The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Hard Landscaping Implementation

- 12) Before any part of the development hereby permitted is brought into use, all hard landscaping works shall have been completed in accordance with the approved details.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Access Implementation

- 13) Before any part of the development hereby permitted is first brought into use, the works to widen and upgrade South View Road shall have been carried out in accordance with the details shown on the Proposed Site Plan (Ref: GS01/Rev 18) and shall be retained for the lifetime of the development.

Reason: To ensure a safe and suitable access to the site for all users.

Ongoing

Soft Landscaping Implementation

- 14) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping works.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 15) Within a period of five years from the first occupation of the final dwelling / unit of the development hereby permitted, any trees or plants provided as part of the approved soft

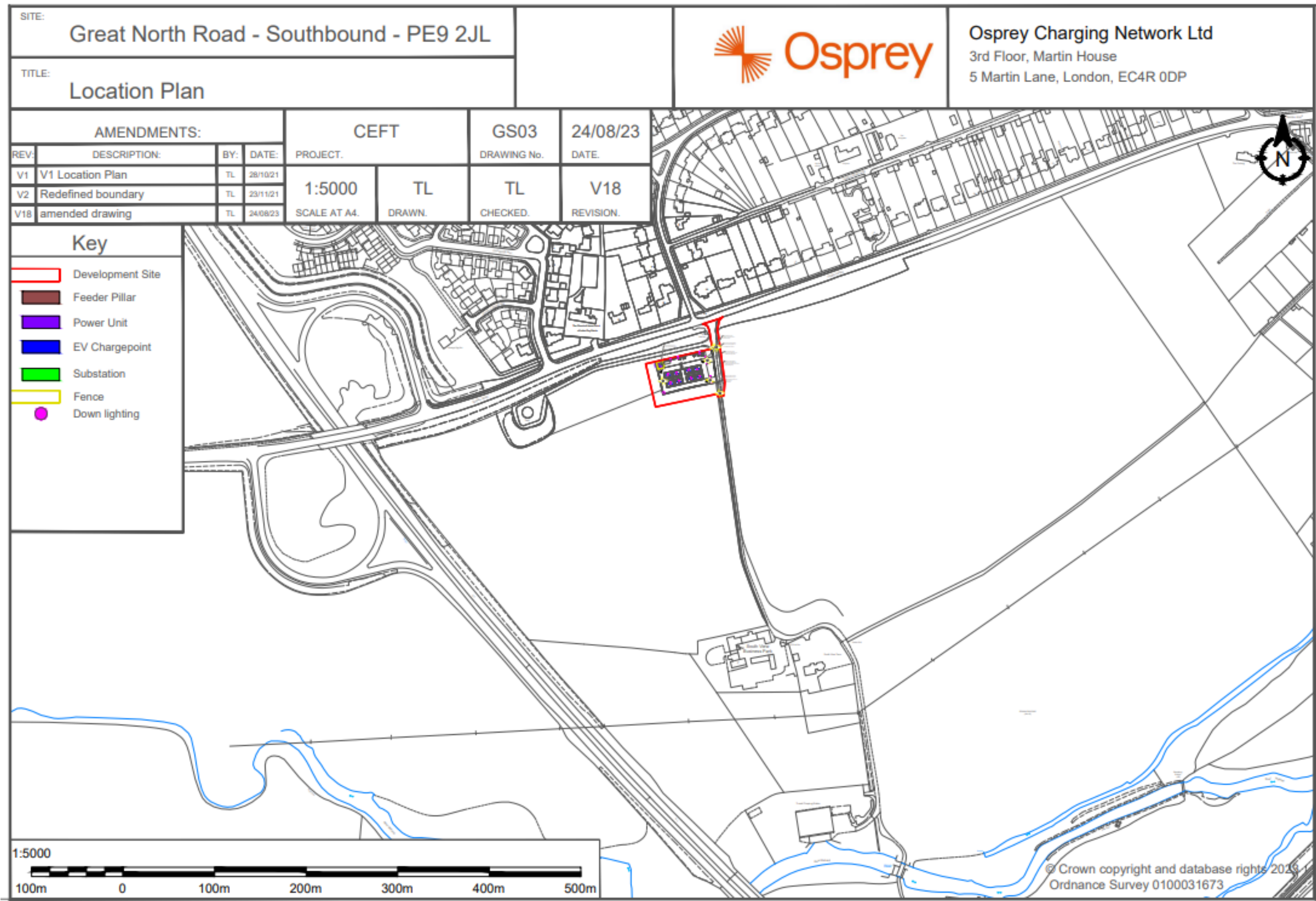
landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

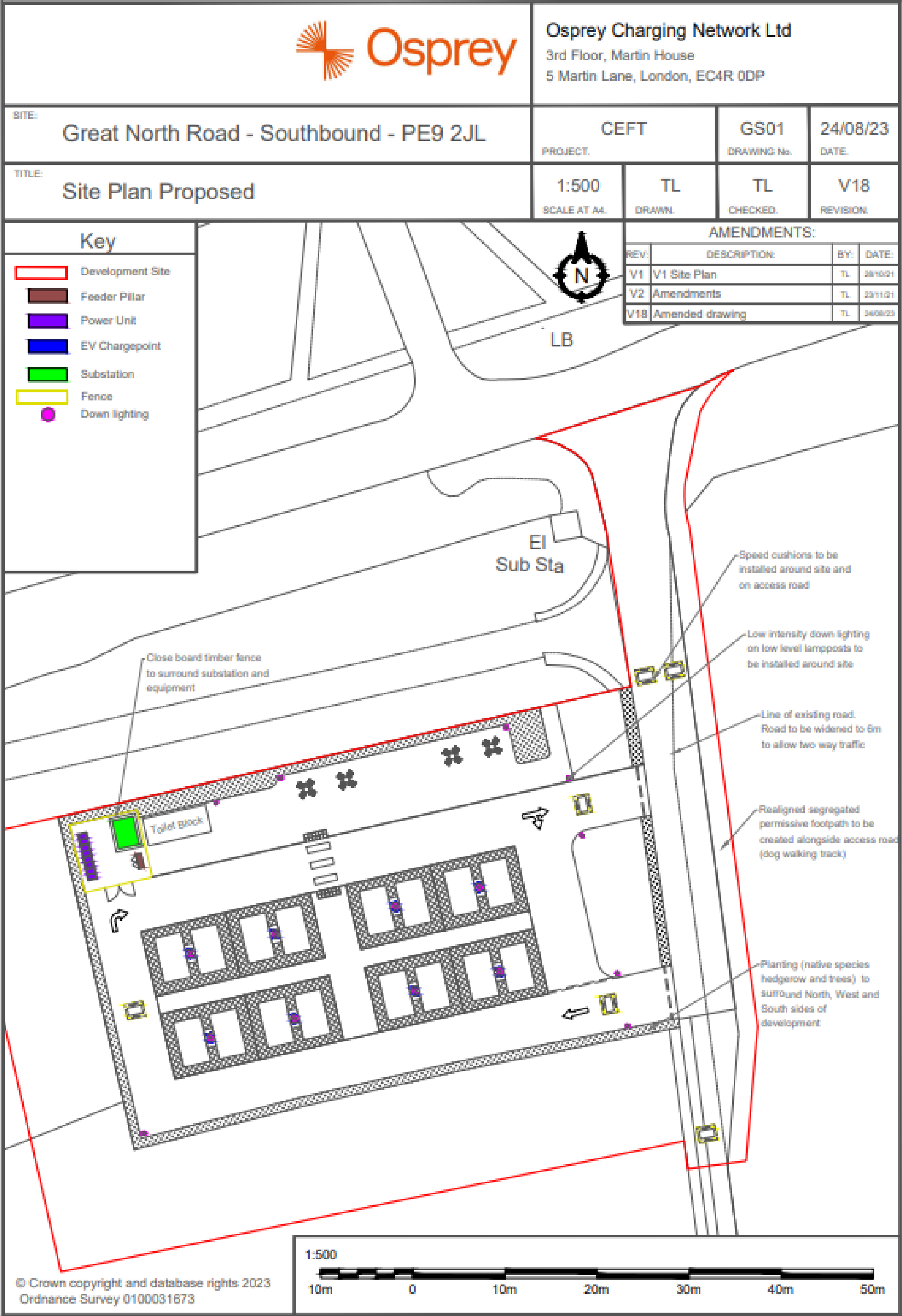
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant

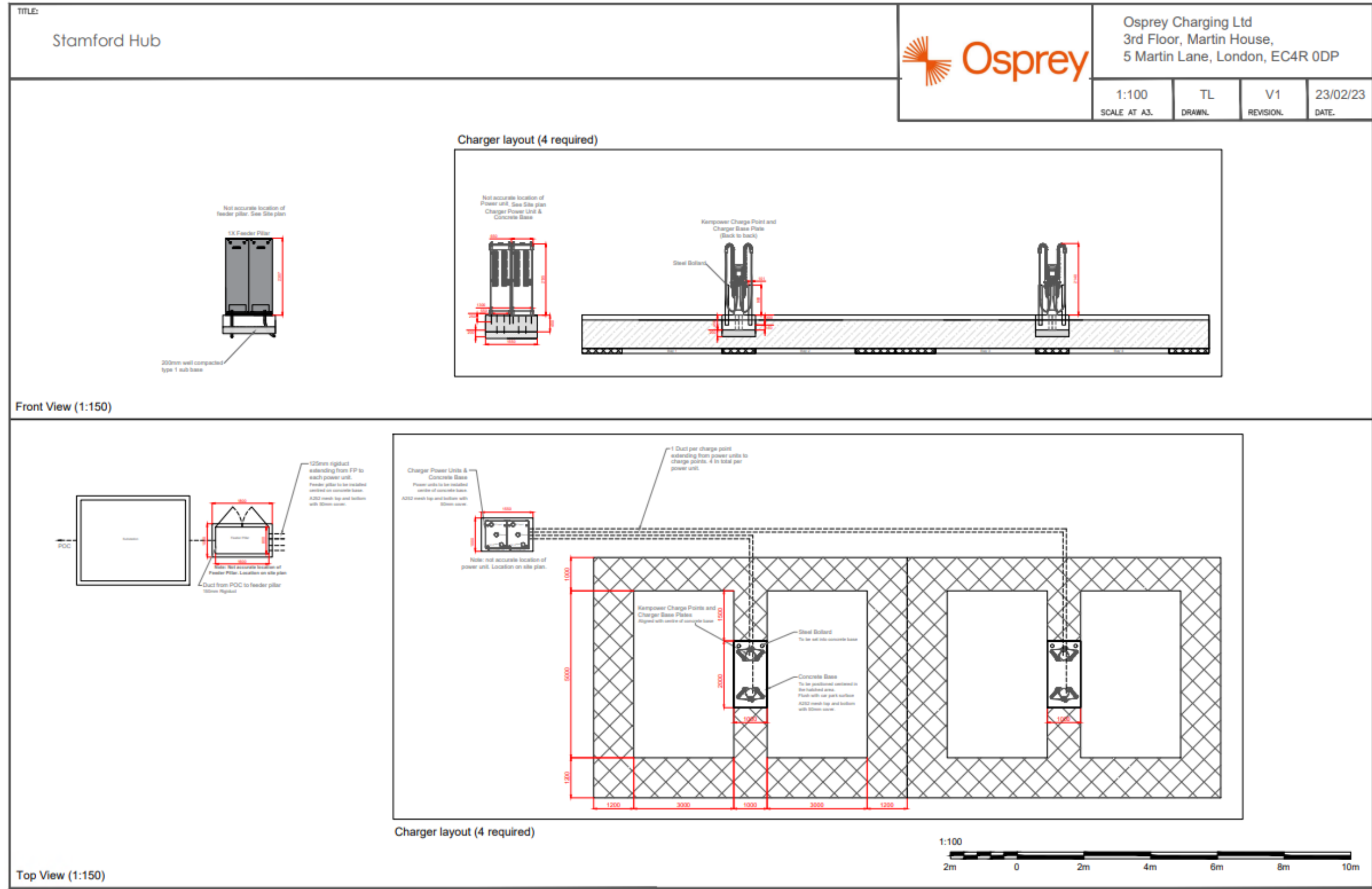
- 1) In reaching the decision, the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (September 2023).

Site Location Plan

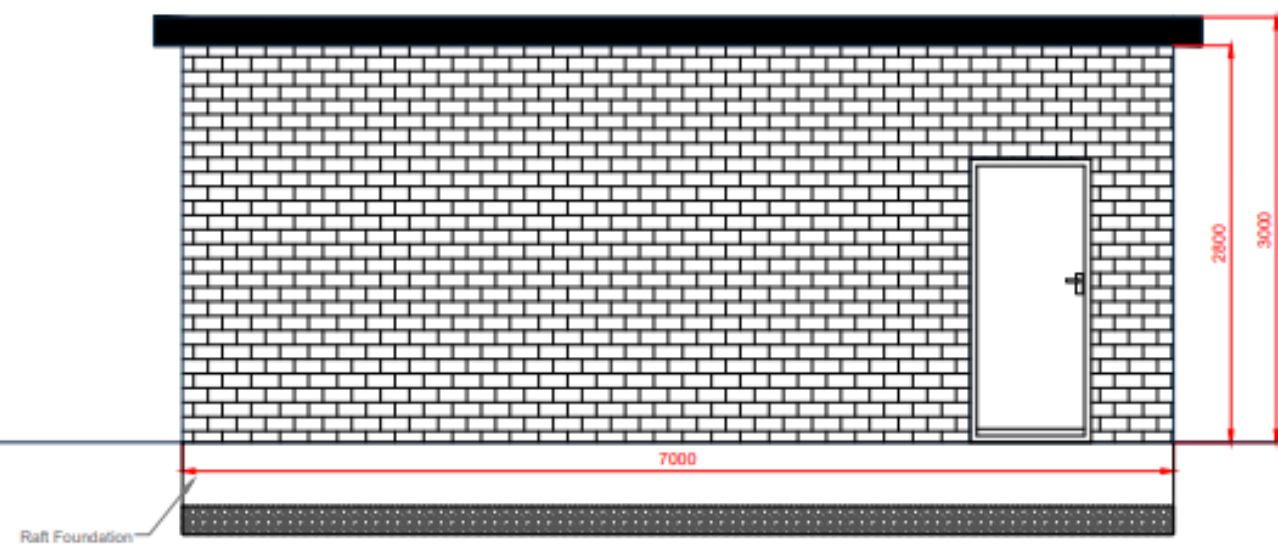




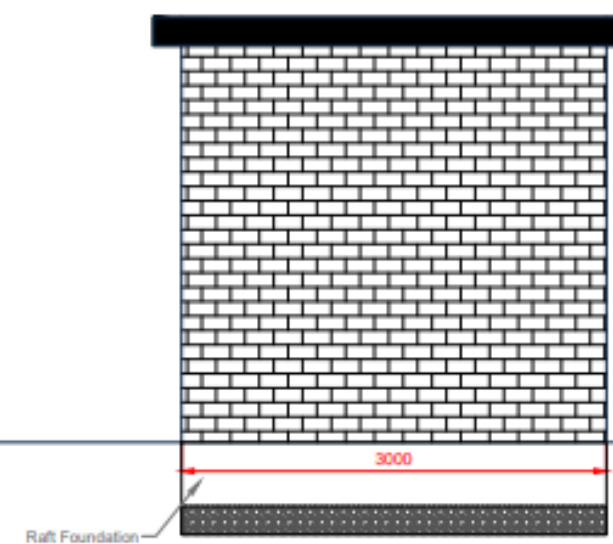
Proposed Elevations Plan(s)



Front View



Side View



Notes:

Brick construction with raft foundation

Osprey Charging Network Ltd
3rd Floor, Martin House, 5 Martin Lane,
London, EC4R 0DP
T: 0800 058 8400
www.ospreycharging.co.uk

TITLE:

Toilet Block
Detail view

SCALE:

1:50

1:50





**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

7 December 2023

S23/0710

Proposal: Change of use of grazing land to events venue
Location: Land to West of the Junction of Belvoir Road and Cliff Road, Woolsthorpe by Belvoir
Applicant: Her Grace the Duchess of Rutland
Agent: Plan-It Design Ltd
Application Type: Full Planning Permission (Major)
Reason for Referral to Committee: Called in by Councillor Robert Leadenham due to concerns about highways impacts, and the impact on heritage assets.

Key Issues:

- Impact on the Character and appearance of the area
- Highway Safety Impacts
- Residential Amenity – noise and disturbance
- Heritage Impacts

Technical Documents:

- Noise Management Details
- Flood Risk Assessment
- Statement of Heritage Significance

Report Author

Miranda Beavers, Development Management Planner



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Miranda.beavers@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belvoir

Reviewed by:

Adam Murray – Principal Development Management Planner

28 November 2023

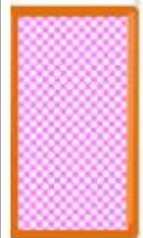
Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

S23/0710 – Land to west of junction of Belvoir Road and Cliff Road, Woolsthorpe by Belvoir



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site has a cross border relationship between Leicestershire and Lincolnshire. The marquee is sited on land that is within South Kesteven's District boundary, whilst the access to the site would be within Leicestershire (within Melton Borough) via the existing Castle entrance, opposite to Belvoir Lodge.
- 1.2 The site is located within the grade II* listed Belvoir Castle Registered Park and Garden. The marquee is sited approximately 230m to the west of Gateside Cottage and a set of entrance gates (known as the Eastern Gateway) to the Parkland. Although access to the events venue would NOT be via the East Gateway.
- 1.3 The grazing land is approximately 2.68 ha in size (discounting the existing access road). The site is located to the west of Cliff Road and is located to the east and outside of the main built-up part of the settlement of Woolsthorpe by Belvoir.
- 1.4 The site is largely screened from wider views by existing dense landscaping.

2 Proposal Description

- 2.1 The proposal is for the change of use of the grazing land to be used to hold events (daytime events and evening events, usually weddings).
- 2.2 It is proposed that the marquee would be erected during the spring/summer months. The events are proposed to take place between May and September and the applicant is proposing to take install/remove the marquee in April and October respectively. It is proposed that the hours of use would be between 9am and Midnight. It is anticipated that approximately 10-15 people would be employed per event (dependent on its nature).. Average number of attendees to an event would typically be 400. One event per week would be an assumed average.
- 2.3 The proposal includes the erection of a white marquee that would have a floor space of approximately 981sq m. The maximum height of the marquee would be approximately 4m.
- 2.4 Vehicular access to the site to be used by guests attending the event would be via an existing site entrance, via the Castle entrance gates on Woolsthorpe Road. The access point is not within South Kesteven's District and is to the east of the application site (not within the application site). A private road would then provide an access route for all vehicles to the venue.
- 2.5 Within the site, 380 car parking spaces for guests would be provided. In the car parking areas and access track a grass protection mesh is proposed to be used which is designed to protect the sites surface.

3 Relevant History

- 3.1 A large marquee was previously sited under permitted development rights for up to 28 days at a time on the eastern side of the Upper Lake (within Melton Borough, with regular temporary permission being granted) (Melton Borough Planning Reference No.22/00123/FUL).
- 3.2 The location was deemed to be 'sensitive' by Historic England due its location within the historic designated landscape. Historic England stated that "*The very large marquee is a very large white structure, made of PVC or similar, which makes it likely to be prominent in views over some distance*". Historic England considered that the siting would result in less

than substantial harm on the significance of the registered parking and garden, and significance derived from their setting of the Castle, kennels and bridge.

- 3.3 The applicants were encouraged to consider how any requirements for weddings could be incorporated into a less sensitive site through a business plan or conservation management plan for the estate. It is understood, that on this basis, the current application was put forward as an alternative location for the large marquee.

4 Policy Considerations

4.1 South Kesteven Local Plan 2011 – 2036 (Adopted January 2020)

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP5 – Development in the Open Countryside

Policy DE1 - Promoting Good Quality Design

Policy E7 – Rural Economy

Policy E9 – Visitor Economy

Policy EN1 – Landscape Character

Policy EN2 – Protection Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 National Planning Policy Framework (NPPF) (Published July 2021)

Section 2 – Achieving sustainable development.

Section 4 – Decision making.

Section 6 – Building a strong, competitive economy.

Section 9 – Promoting Sustainable Transport

Section 11 – Making effective use of land.

Section 12 - Achieving well-designed places.

Section 14 – Meeting the challenge of climate change, flooding and coastal change.

Section 15 – Conserving and enhancing the natural environment.

Section 16 – Conserving and enhance the historic environment.

5 Representations received

5.1 Lincolnshire County Council (Highways and SUDS)

- 5.1.1 No objection subject to conditions.

- 5.1.2 Highways Safety – The access route will be from the access within the Vale of Belvoir and not via the Lion Gates (Eastern access). The access is not within Lincolnshire County Council's area.

- 5.1.3 Site Layout: Adequate parking has been demonstrated with overflow parking available.

- 5.1.4 Flood Risk and Drainage: The proposal site will not give rise to flooding and will not increase the flooding to any neighbouring sites.

- 5.1.5 Planning Conditions: In the event that permission is to be granted, planning conditions should be attached to confirm that the eastern access shall not be used for events.

5.2 **SKDC Environmental Protection**

5.2.1 No objection subject to conditions requiring the submission of a Noise Management Plan.

5.3 **Melton Borough Council (Adjacent Local Authority)**

5.3.1 Comment.

5.3.2 Due to the location of the site and its cross border relationship, we would recommend that Lincolnshire County Council Highways Authority are consulted due to the impact the change of use may have on the road network; especially with the estimated number of cars expected at the venue.

5.3.3 Concern that the principle area of concern has still not been addressed – which is that of the structure itself. Suggestion to change the structure to a khaki coloured tepee / bell tent, as they are substantially better design quality than the current proposal.

5.3.4 The location is a much better position with regards to the impact on the setting of the Castle, which will now only be experienced as a transitory impact, although now the parkland has been upgraded to Grade II*. There will clearly be less than substantial harm caused to the setting of the parkland itself and this harm is to be at the upper end of less than substantial harm; the impact is compounded by the amount of cars that are indicated on the site plan.

5.3.5 There is clearly an argument on viability terms that a wedding venue marquee generates funds that are necessary for the upkeep of the Castle and other associated structures. Thus, there is a rationale for this.

5.4 **Woolsthorpe by Belvoir Parish Council**

5.4.1 Significant concerns.

5.4.2 The area is in a conservation area, and the impact of noise for residents of Woolsthorpe and Cliff Cottage need to be considered.

5.4.3 The previous site has been subject of many complaints, and the marquee has not always been taken down when required.

5.4.4 Concerns about pedestrian access, roads and rights of way.

5.4.5 Concerns about the loss of trees and hedgerow

5.4.6 Concerns about the foul drainage requirements and waste disposal requirements.

5.4.7 Concerns about the impact on local ecological assets, including protected species.

5.5 **Environment Agency**

5.5.1 The flood risk assessment confirms the use of temporary WC facilities on the site. It explains that a registered contractors will be responsible for these facilities and removal of foul waste from the site, we can therefore remove our objection to this application.

5.6 **The Gardens Trust**

5.6.1 No objection.

5.6.2 We consider that the proposed site is far more suitable than the temporary marquee which has been situated by the lake for many years in some of the most significant views. We consider that if there has to be a wedding venue somewhere at Belvoir – this is the best possible compromise.

5.7 **SKDC Tree Officer**

5.7.1 No objection subject to conditions.

5.7.2 Although the application is not supported by a tree survey, it is clear that the site for the car park and marquee is an open field, devoid of trees. It is contained (in landscape terms) by many trees elsewhere, but these are not on the site itself, and it is not intended to remove or impact on any of them. The selected point of access to the field from the carriage drive avoids mature trees and in the context of the overall tree resource, impacts would be minimal.

5.7.3 The applicants have indicated the use of ground protection, which would be beneficial to fully minimise any interference of the ground in between trees, and it would be reasonable to consider imposing a condition to require further details.

5.8 **Historic England**

5.8.1 No objections.

5.8.2 To note we have attended a site meeting in respect of this site at pre-application and did not raise significant concerns. We also suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

5.9 **Woodland Trust**

5.9.1 Woodland Trust would like to lodge an objection to this proposal until it can be demonstrated that veteran trees on site are appropriately protected from detrimental impact and harm in line with paragraph 180 of the National Planning Policy Framework.

5.9.2 The applicants have not submitted any arboricultural information to support this application, so it is not clear if the proposals have taken into account the proximity of veteran trees. Our concerns relate to the potential for root encroachment and detrimental impact from both construction and use of the carpark, and the installation of drainage provision. Additionally, it is not known whether there are any veteran trees along the boundary of the woodland to the south of the proposed car park which might be adversely impacted.

5.10 **Conservation Officer**

5.10.1 The siting of the proposed events venue is at the eastern extent of the designated Park and Garden. The site is on low ground with good tree cover to the south, east and some tree cover to the north and west. There will be very limited to no intervisibility with the gateway and lodge.

5.10.2 It is proposed that the grassed access drive and parking area will be protected by turf mesh. The extent of the marquee and the turf mesh will impact upon the surface, likely leaving a visible imprint for some time. Sufficient time will need to be given for the ground to recover in between the permitted periods of use, to minimise this impact. Care should be taken to minimise the extent of traffic crossing the site, by maintaining one access route. The overall impact upon the heritage significance of the Park and Garden can be assessed to be of less than substantial impact.

5.10.3 There are no objections to the current proposal on heritage grounds, based on its position and the condition that the ground will be given time to recover.

6 **Representations received as a result of publicity**

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 11 letters of objection have been received and 1 in support. The letters of representation have raised the following matters:

Objection

1. Events would result in noise and disturbance (loud music and fireworks), detrimental to nearby residents of Woolsthorpe by Belvoir.
2. Regular firework displays at these types of events result in disturbance to wildlife and pets of residents.
3. Noise conditions were not adhered to previously (when Marquee located in alternative location), it is assumed that there may be further breaches if this application is approved.
4. Noise from the previous location of this wedding venue (sited by the lake), could be clearly heard by residents of the village, this is much closer (within 350m of Woolsthorpe by Belvoir).
5. There are more suitable locations within the parkland, lack of sensitivity to local people and concern for the environment.
6. Further degradation of historic landscape, resulting in air pollution.
7. Suggestion of a dark green (as opposed to white), which would be much less visible marquee.
8. No. of car parking spaces seems excessive.
9. Archaeological site is located adjacent to the site - possibly Iron Age houses.
10. Significant number of vehicles leaving the site in early hours of morning - causing disturbed sleep to nearby residents.
11. Possible contamination/pollution of springs that feed from high ground in the park above the Village to the Village.
12. Harm to wildlife and ecology
13. There is already a very busy wedding venue within the village - there is no need for two venues within the village - this will cause even more traffic using the narrow roads around the village.

Support

14. Resident that lives approximately 500m from event site and did not find the party loud, disruptive or intrusive.

7 Evaluation

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises of the South Kesteven Local Plan 2011-2036 (Adopted January 2020).
- 7.1.2 The Local Planning Authority have recently adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.1.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published September 2023) are also a relevant material consideration in the determination of planning applications.

7.2 **Principle of Development**

7.2.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate and contribute toward a strong, stable and more diverse economy. The policy requires consideration of a number of matters including the impact of development of climate change, minimising the need to travel, avoiding development of areas of flood risk and development proposals giving rise to pollution, encouraging the use of previously developed or underutilised land, providing a supply of housing to meet the needs of present and future generations, and enhancing the character, natural environment and cultural and historic environment of the District.

7.2.2 Decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2. Policy SP2 (Settlement Hierarchy), alongside Policy SP1, seeks to focus the majority of new development to Grantham to support and strengthen its role as a Sub-Regional Centre, with "new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings" also being allowed, provided that the proposal does not "compromise their nature and character".

7.2.3 The application site in this instance lies within private the Parkland/estate that is associated with the existing historical tourist attraction of Belvoir Castle. The site is located outside of the built-up part of Woolsthorpe by Belvoir Village and is therefore considered to be within open countryside. Policy SP5 of the LP states that development proposals in open countryside will be limited to those which have an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:

- a) Agriculture, forestry or equine development.
- b) Rural diversification projects
- c) Replacement dwellings
- d), e) & f) Conversion of buildings.

7.2.4 Further to this, Policy E9: Visitor Economy seeks to encourage sustainable growth in the District's visitor economy, which in turn will support growth in the local economy: The Policy states, amongst other things that: Proposals for development of the local visitor economy will be supported where these:

- a) allow provision for visitors which is appropriate in use and character to South Kesteven's settlements and maintains the quality of the countryside and the natural environment.
- b) enhance existing tourist and visitor facilities; aid the retention and/or enhancement of existing overnight accommodation and the provision of new overnight accommodation.
- c) allow new tourism provision and initiatives where these would also benefit local communities and support the local economy; or

- d) allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside whilst respecting their character.

- 7.2.5 Furthermore, Policy E5: Expansion of Existing Businesses, supports expansion of existing businesses will be supported, provided that: existing buildings are re-used where possible, vacant land on existing employment sites is first considered, the expansion does not conflict with neighbouring land uses, the expansion will not impact unacceptably on the local and/or strategic highway network; and the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.
- 7.2.6 Belvoir Castle, an established tourist attraction, is surrounded by extensive landscape park and gardens. The Castle itself, dates to the early 19th Century, with the parkland largely laid out to plans by Lancelot 'Capability' Brown of the 1780's. This is a proposal, submitted on behalf of the Duchess of Rutland for the use of a part of the registered Parkland and surrounding estate, known as the Vineyard, for use as a wedding venue.
- 7.2.7 The proposal includes the erection of a large white marquee and creation of associated parking spaces to be in use seasonally between the months of May – September each year on an on-going basis.
- 7.2.8 The proposal seeks to support the provisions of Section 6 of the NPPF and policy E5 and E9 of the South Kesteven Local Plan, in that it the events will contribute to the ongoing upkeep and maintenance of the historic castle and its surrounding parkland and encourages growth in the District's visitor economy, which in turn will support growth in the local economy.
- 7.2.9 As such, the proposal is considered to be acceptable in principle and in accordance with Policy SD1 (Presumption in Favour of Sustainable Development) and Policies SP1, SP2 and SP5, E5 and E9 of the adopted Local Plan and Sections 6 and 12 of the National Planning Policy Framework, subject to assessment against site specific criteria. These include (not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers and impact on highway safety, which are discussed in turn as follows.

7.3 **Impact on the character and appearance of the area and heritage assets**

- 7.3.1 Belvoir Castle is a Grade I listed building and is situated on an isolated hilltop on the south-east edge of the Vale of Belvoir and is surrounded by extensive landscape park and gardens. The Castle stands 8km to the west of Grantham. The Castle itself is visible within the wider landscape due to its elevation position. The surrounding park and gardens are included within Historic England's Registered Parks and Gardens of Special Historic Interest in England (Grade II*). Historic England state that the designed landscape at Belvoir Castle is registered at Grade II* for the following reasons:
- it is a multi-layered designed landscape of great time-depth, having evolved over almost a thousand years since the first Norman castle was established, shaped particularly by the 5th and 8th Duchesses;
 - it is associated with some of the most accomplished landscape and garden designers, architects and engineers from the C18 to the C20;
 - it is a vast and impressive designed landscape laid out around Wyatt's spectacular Grade I-listed hill-top castle and ornamented by finely-wrought buildings, the majority of which are listed, some at high grades.

- 7.3.2 Policy EN1 (Landscape Character) seeks to ensure that development is appropriate for its context. Any formal planning application should seek to justify the submitted design solution in the context of the character, attributes and features of the landscape character area. In this regard, it should be noted that the site lies within the Harlaxton Denton Bowl identified within the South Kesteven Landscape Character Study 2007. In connection with the above, the Rutland and South Kesteven Design Guidelines SPD (Adopted November 2021) identifies that the detailed design of a proposal should be influenced by its context and should consider the relationship between the site and other buildings, routes and spaces, views and vistas, facilities, architectural details and the landscape.
- 7.3.3 Policy DE1 of the SKLP seeks to ensure high quality design is achieved throughout the District. Further, paragraph 127 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 7.3.4 Policy EN6 (The Historic Environment) of the Local Plan seeks to protect and enhance heritage assets and their settings within the district. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted.
- 7.3.5 Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.
- 7.3.6 Case law has established that considerable importance and weight must be attached by the decision maker to the desirability of preserving the setting of heritage assets when balancing harm against public benefits.
- 7.3.7 Equally the NPPF is very clear that great weight should be given to the conservation of designated heritage assets and the more important the asset, the greater the weight should be. If harm is identified, there are two policy tests in the NPPF:
- i. Proposals which would result in substantial harm should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm.
 - ii. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Although substantial and less than substantial harm are a matter of judgement the NPPG advises that substantial harm is a high test and is most likely to be applicable where a fundamental element of a heritage asset's special interest is seriously compromised.
- 7.3.8 Furthermore Para 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

- 7.3.9 The proposal site is situated in a less significant area [than its previous siting] of the Grade II* listed parkland. The marquee, although large is not widely visible in the landscape due to the topography of the site and the fact that the site is screened by existing woodland. Glimpses of the marquee are visible from the wider views, however the structure is not prominent, and it is not considered that the siting of the marquee adversely impacts on the setting of the Castle. It is considered that the proposed location is a much better position with regards to impact on the setting of the Castle, which would only be experienced as a transitory impact.
- 7.3.10 Historic England have undertaken pre-application discussions and site visits with regarding to the proposing siting of the marquee and have not raised any significant concerns. They have deferred the proposal to the Councils own Conservation and Archaeological advisors, as relevant.
- 7.3.11 The Gardens Trust have commented that they believe the application site has been farming pasture for many years and is nowhere in the view from the castle or principal rooms or private or public gardens. The Trust has also commented that there is sufficient tree cover.
- 7.3.12 The Councils Conservation Consultant has commented that the siting of the proposed events venue, including marquee, access drive and parking area is now supported by various consultees including Historic England, the Gardens Trust and Melton Borough Council, with particular emphasis on the impact on Grade I Listed Belvoir Castle, grounds and associated Registered park and gardens. The site is on low ground and there is good tree cover. Historic England concluded that there are no further issues or objections to the current proposal on heritage grounds.
- 7.3.13 However, it is understood that the previous siting of the marquee has resulted in a long-lasting impact on the grounds of the Grade II* Registered Park and Garden. As such, it is proposed that a temporary planning permission is granted, which would cover 1 season's use of the new site, after which the Applicant would be required to submit a new planning application. The temporary permission would allow an opportunity to obtain further information about the potential long-term impacts of the proposed use on the Registered Park and Garden, and therefore, assess the extent of harm to the designated heritage asset, and the planning balance of the proposals.
- 7.3.14 On the basis of the information available, it is considered that the proposed siting of a marquee to be used for 6 months of the year for the purposes described above would have a less than substantial harm on the significance of the historic park and garden and the significance of Belvoir Castle and associated listed structures and their setting, as a result of the proposed development, and the level of harm would be justified and outweighed by the public benefit arising from the creation of a rural diversification project that would ultimately contribute positively to the visitor economy and would be in accordance with the aims of the SKLP.
- 7.4 Therefore, the proposal would comply with the Section and 12 and 16 of the NPPF and Policies DE1, EN 1, EN6 and E9 of the Local Plan
- 7.5 **Impact on Neighbours Residential Amenity**
- 7.5.1 Policy DE1: Promoting Good Quality Design sets out to ensure high quality design is achieved throughout the District, all development proposals will be expected to, amongst other things, ensure there is no adverse impact on the amenity of neighbouring users in

terms of noise, light, pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime.

- 7.5.2 Policy EN4 of the SKLP states that development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. Development that, on its own or cumulatively, would result in significant air, light, noise, land, water or other environmental pollution or harm to amenity, health well-being or safety will not be permitted. Development will only be permitted if the potential adverse effects can be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals. Para 127 of the NPPF states planning decisions should create places with a high standard of amenity for existing and future users.
- 7.5.3 The Rutland and South Kesteven Design Guidelines SPD (Adopted November 2021) identifies that residential amenity is determined by a range of factors such as space, privacy, outlook, outdoor space and natural light, and identifies a series of rules / standards that will be utilised to assess the quality of residential amenity provided by development proposals.
- 7.5.4 The application site is located in an area where the development would not result in overlooking, loss of privacy or over dominance. However, the use of the marquee does have the potential to result in noise and disturbance through the playing of amplified music, live music and fireworks displays as part of an event.
- 7.5.5 Concerns have been received from nearby regarding the potential for noise and disturbance to residents of Woolsthorpe by Belvoir and that an event has already taken place in the marquee. Levels of noise from the event site were considered to be unacceptable by local residents especially because the event was carried on late into the evening and into the early hours of the morning. Events such as Birthday parties and Wedding receptions are typically held in the later afternoon and continue into the evening.
- 7.5.6 The applicants subsequently provided a Noise Management Plan and supplementary information. The Applicants noise consultant advised that further mitigation would be required to prevent further noise nuisance. The supplementary information stated that *“My advice to the client is that mitigation will be required to prevent noise nuisance. Modelling indicates that, in this basic configuration, adverse impact is likely at Woolsthorpe and I understand that the birthday event was indeed clearly audible in the village. Whilst modelling is an approximate estimation of noise impact the margin of uncertainty is only +/-2dB. The model can only calculate sound pressure level as it cannot know dynamic sound level changes over time, however experience suggests that, for this type of venue, the equivalent level (dBLAeq(t) for t=15min would be approximately 6dB lower than the sound pressure level. We would therefore expect the impact levels at the most affected properties to be approximately 10-12dB above background. The characteristics of marquee structures is that they exacerbate noise propagation from audio systems operated within them (a full explanation of this effect is available if the committee wish to examine it) ”* The report goes on to suggest several techniques to mitigate this unwanted effect, including:
- Baffles within the structure to prevent low frequency noise impacting the roof of the structure.
 - Orientation of the stage in the most appropriate direction
 - Disturbing the audio system in order to reduce the critical distance between loudspeakers and audience.
 - Sound level limit devices to prevent accidental high noise events.

- Real time noise monitoring at residential locations.

- 7.5.7 The Councils Environmental Protection have reviewed the submitted details and have noted the proposed methods of ensuring levels of noise are achieved at nearby residential properties. They have suggested that if the application is proposed to be recommended for approval, a condition should be imposed requiring the submission of details of noise mitigation measures is submitted to the LPA and approved in writing, prior to the first event taking place.
- 7.5.8 In addition to this, it is proposed that the events should be limited in number and that the operating hours are limited by condition, requiring the ceasing of activities within sociable hours so as not to impact upon the amenities of nearby residents.
- 7.5.9 Notwithstanding the above, it is proposed to grant planning permission on a temporary basis, in order to allow the impacts of the development and the effectiveness of the proposed mitigation measures to be assessed further. Upon the expiration of the temporary permission, the Applicants would be required to re-submit a planning application to allow the acceptability of the development to be comprehensively assessed.
- 7.5.10 Consequently, subject to the imposition of conditions, it is Officer's assessment that the application proposals would not result in any unacceptable impacts on the amenity of the nearby residential properties. As such, the application would accord with Policy DE1 and EN4 of the adopted Local Plan in respect of amenity considerations.

7.6 **Access and Highways Impacts**

- 7.6.1 The application site has a cross border relationship between Leicestershire and Lincolnshire. The marquee is sited on land that is within South Kesteven's' District boundary, whilst the access to the site would be within Leicestershire (within Melton Borough) via the existing Castle entrance, opposite to Belvoir Lodge. The marquee is sited approximately 230m to the west of Gateside Cottage and a set of entrance gates (known as East Gateway) to the Parkland. Although access to the events venue would NOT be via the East Gateway.
- 7.6.2 Lincolnshire County Council (as Local Highways Authority) have been consulted on the proposals and have raised no objections to the proposed access arrangements, subject to conditions confirming that the Lion Gate entrance will not be used in connection with the events venue.
- 7.6.3 Leicestershire County Council were consulted, and no objections were received. The marquee was previously sited to the east of the Belvoir Upper Lake and the same entrance from Woolsthorpe Road (that is proposed to be used in this proposal) was used by attendees of events at that location. It is therefore considered that there should be no greater impact upon the highway network, notwithstanding the fact that it is not within our district. By granting temporary permission it is considered that any impacts upon the highway network can be monitored and assessed again if a further application for a longer or more permanent period is submitted for consideration.
- 7.6.4 The proposal is considered acceptable subject to conditions specified by the Local Highway Authority and as such the proposal would comply with Section 9 of the NPPF and Policy ID2 of the SKLP.

7.7 **Flood Risk and Drainage**

- 7.7.1 Policy EN5 of the SKLP seeks to ensure development is located in the lowest areas of flood risk and that surface water should be managed effectively on site. This is mirrored in Section 14 of the NPPF.
- 7.7.2 The applicants have submitted a Flood Risk Assessment (FRA) and the Environment Agency has commented that they do not object to the proposal. The FRA confirms that temporary WC facilities will be provided on site, explaining that a registered contractor will be responsible for the removal of foul waste from the site.
- 7.7.3 Lincolnshire County Council as the Lead Local Flood Authority have been consulted and have commented that the proposal will not give rise to flooding and will not increase the flooding to neighbouring sites.
- 7.7.4 On the basis of the above it is not considered that the proposal would result in any direct increase to flood risk and as such the proposal, subject to appropriate conditions would be in accordance with Policy EN5 of the SKLP and Section 14 of the NPPF.
- 7.8 **Impacts on Arboriculture, Ecology and Biodiversity**
- 7.8.1 Local Plan policy EN2 together with NPPF (section 15) require developments to contribute towards conservation and enhancement of biodiversity and avoid and/or mitigate any adverse impacts.
- 7.8.2 It is noted that representations received from the Woodland Trust have raised concerns on the basis of the potential impact of the development on local arboriculture; most notably, concerns have been raised regarding the impact of the development on well-established veteran beech trees recorded on the Ancient Tree Inventory. They state that the applicants have not submitted any arboricultural information to support the application and so it is not clear if the proposals have taken into account the proximity of veteran trees.
- 7.8.3 The Council's Consultant Tree Officer has however commented that there is adequate information available on file to enable potential impacts on the tree resource to be understood. He states that "Although the application is not supported by a tree survey, it is clear that the site for the car park and marquee is an open field, devoid of trees. It is contained (in landscape terms) by many trees elsewhere, but these are not on the site itself, and it is not intended to remove or impact on any of them. The selected point of access to the field from the carriage drive avoids mature trees and in the context of the overall tree resource, impacts would be minimal. The applicants have indicated use of ground protection, which would be beneficial to fully minimise any interference of the ground in between trees, and it would be reasonable to consider imposing a condition regarding this intention, or to ask for clearer details of what would be installed and whereas part of the current application documents."
- 7.8.4 In view of the above, conditions are proposed to ensure that all works are carried out in accordance with a Tree Protection Plan, which is to be submitted and approved prior to the commencement of the use, and to confirm that no additional works to trees shall be carried out without the prior approval of the Local Planning Authority.
- 7.8.5 The application site is not part of a designated site (SSSI or similar). The development proposal is unlikely to have a significant impact on local biodiversity or ecological assets.
- 7.8.6 Taking the above into account, subject to conditions, the application proposals would accord with Policy EN2 of the adopted South Kesteven Local Plan, and Section 15 of the Framework in respect of biodiversity and arboriculture.

8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Planning Balance and Conclusions

- 10.1 It is Officer's Assessment that the proposed siting of a marquee to be used for 6 months of the year for the purposes described above would have a less than substantial harm on the significance of the historic park and garden and the significance of Belvoir Castle and associated listed structures and their setting. The level of harm would be justified and outweighed by the public benefit arising from the creation of a rural diversification project that would ultimately contribute positively to the visitor economy and would be in accordance with the aims of the SKLP.
- 10.2 However, where an application made for permanent permission for a use be "potentially detrimental" to existing uses nearby, but there is insufficient evidence to enable the authority to be sure of its effect, it may be appropriate to grant a temporary permission in order to give the development a trial run, provided that such a permission would be reasonable having regard to the capital expenditure necessary to carry out the development.
- 10.3 Given that the impact of the marquee on the character and appearance of the area is considered appropriate, in this instance, it is considered that it would be appropriate to grant temporary planning permission for the land identified to be used for events such as weddings and birthday parties.
- 10.4 The granting of a temporary permission would allow for evidence to be gathered by the LPA in order to assess the impact on neighbours' residential amenities. The granting of a seasonal condition is considered appropriate in this instance as the removal of the large marquee would allow the ground to recover during the winter months. Furthermore, the granting of temporary planning permission for 12 months would allow for assessment of the noise management methods and to ascertain if the use has a detrimental impact upon the amenities of neighbouring occupiers.
- 10.5 Taking the above into account, it is Officer's assessment that the application proposals would accord with the adopted Development Plan when taken as a whole, and there are no material considerations to indicate that planning permission should be withheld, although Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been given considerable weight and importance in this assessment.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission subject to the recommended schedule of conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2) The marquee hereby permitted shall be removed and the use shall be discontinued and the land returned to its former condition on or before 12 months following the commencement of development.

Reasons: To define the permission and for the avoidance of doubt; and to allow further assessment of the potential impacts of the development on the Registered Park and Garden and nearby residential properties, in accordance with Policy DE1, EN4 and EN6 of the adopted South Kesteven Local Plan.

Approved Plans

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i) Drawing No.22-013/SL/002 Site Layout Plan received 13 April 2023
- ii) Drawing No.22-013/D/010 Access Route Plan received 7 June 2023

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 4) Prior to commencement of the use, a site-specific tree survey and arboricultural impact statement have been submitted to and approved in writing by the LA in writing. The survey and report should have regard to BS5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations and shall include: a schedule of existing trees that should be cross referenced to a survey and constraints plan, a plan identifying which trees are to be felled and which are to be retained. The impact assessment shall take into account the possible impacts from construction work on the trees and vice versa including but not limited to foundations, new hard surfaces, access ways, work areas, shade, drainage systems, facilitation pruning and utilities. A method statement, and a plan showing anticipated tree shade patterns shall be provided.

Reason: In the interests of amenity, tree health and for the avoidance of doubt.

- 5) Prior to the development hereby approved being brought into use, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

The Noise Management Plan should include, but not be limited to:

- Summary of events to be held at the site
- Location Plan and Site Plan which identifies noise sensitive properties and locations of noise sources
- Inventory for all noise sources
- Proposed timings for all noise sources

- Controls/mitigation for all noise sources
- How noise will be monitored during events
- Action in the event of complaints
- Review of events

Reason: In the interest of the amenities of the occupiers of neighbouring dwellings and in accordance with Policy DE1 of the South Kesteven Local Plan.

Ongoing

- 6) The number of weddings/events shall be limited to 25 per annum unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the amenities of the occupiers of neighbouring dwellings and in accordance with Policy DE1 of the South Kesteven Local Plan.

- 7) No more than 400 patrons shall attend a single event at any given time.

Reason: In the interest of residential amenity in accordance with Policies EN4 and DE1 of the South Kesteven Local Plan.

- 8) The site shall not be used for the purposes authorised by this permission, as an events venue, other than between the hours 8:30am to Midnight, on any given day.

Reason: In the interest of residential amenity in accordance with Policies EN4 and DE1 of the South Kesteven Local Plan.

- 9) No marquee shall remain on the site between 1 November and 31 March in any one year and the succeeding year.

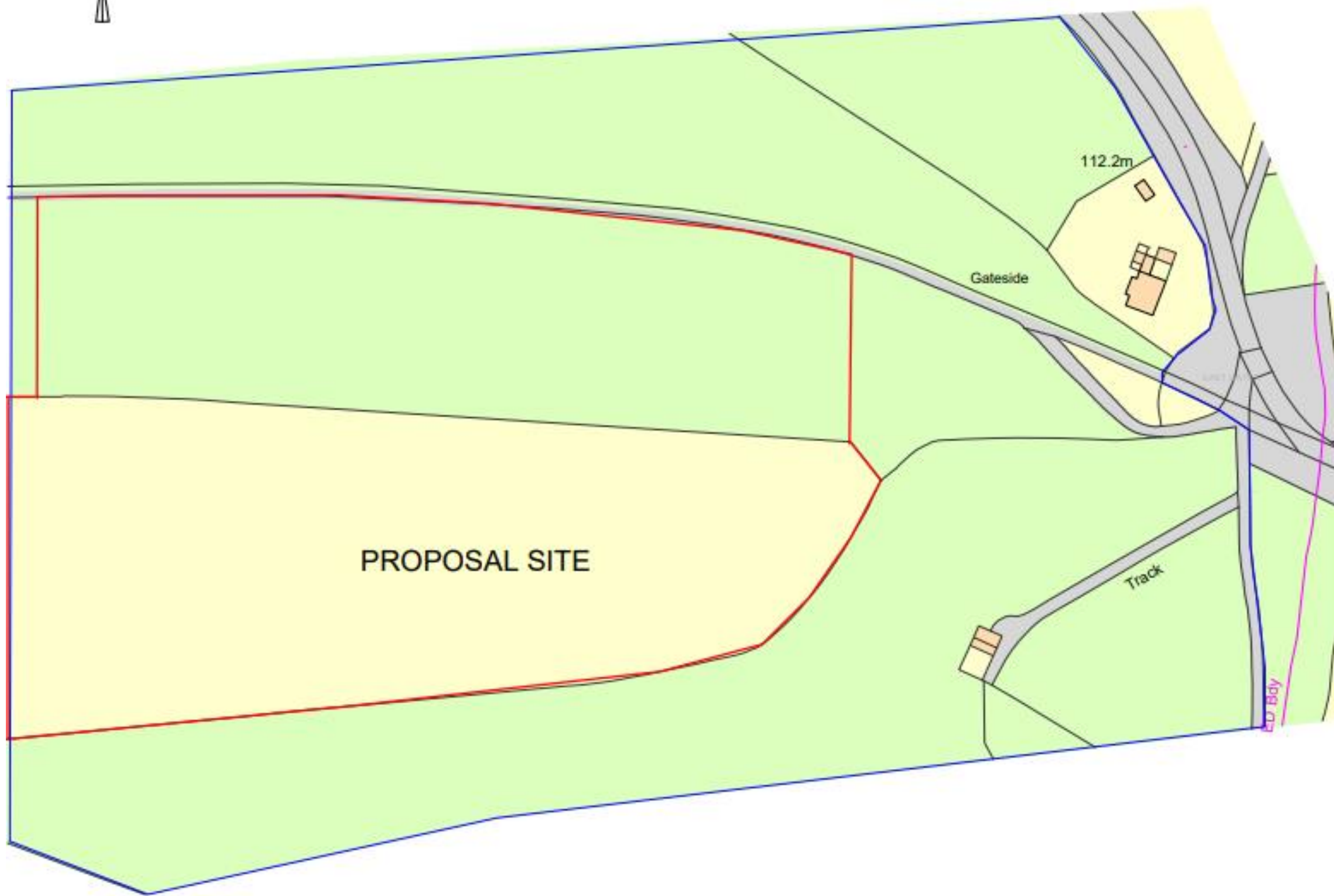
Reason: To ensure the satisfactory preservation of the historic park and garden in accordance with Policy EN6 of the South Kesteven Local Plan.

- 10) The permitted development shall be accessed through the parklands from the Castle access in the Vale of Belvoir only. The Eastern access through the Lions Gates shall not be used in relation to the use of the marquee/events venue.

Reason - In the interests of Highway Safety and the safety of the users of the site.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable



Site Layout



PROPOSED WEDDING VENUE AT "THE VINEYARD" BELVOIR CASTLE PARK & GARDENS

The access for vehicles of the wedding party would be via the gates on Woulthorpe Road adjacent to the castle.

The route to the wedding venue would be through the park to the Vineyard Site which is on the very East side of the park and near to the East Formal Entrance gates.

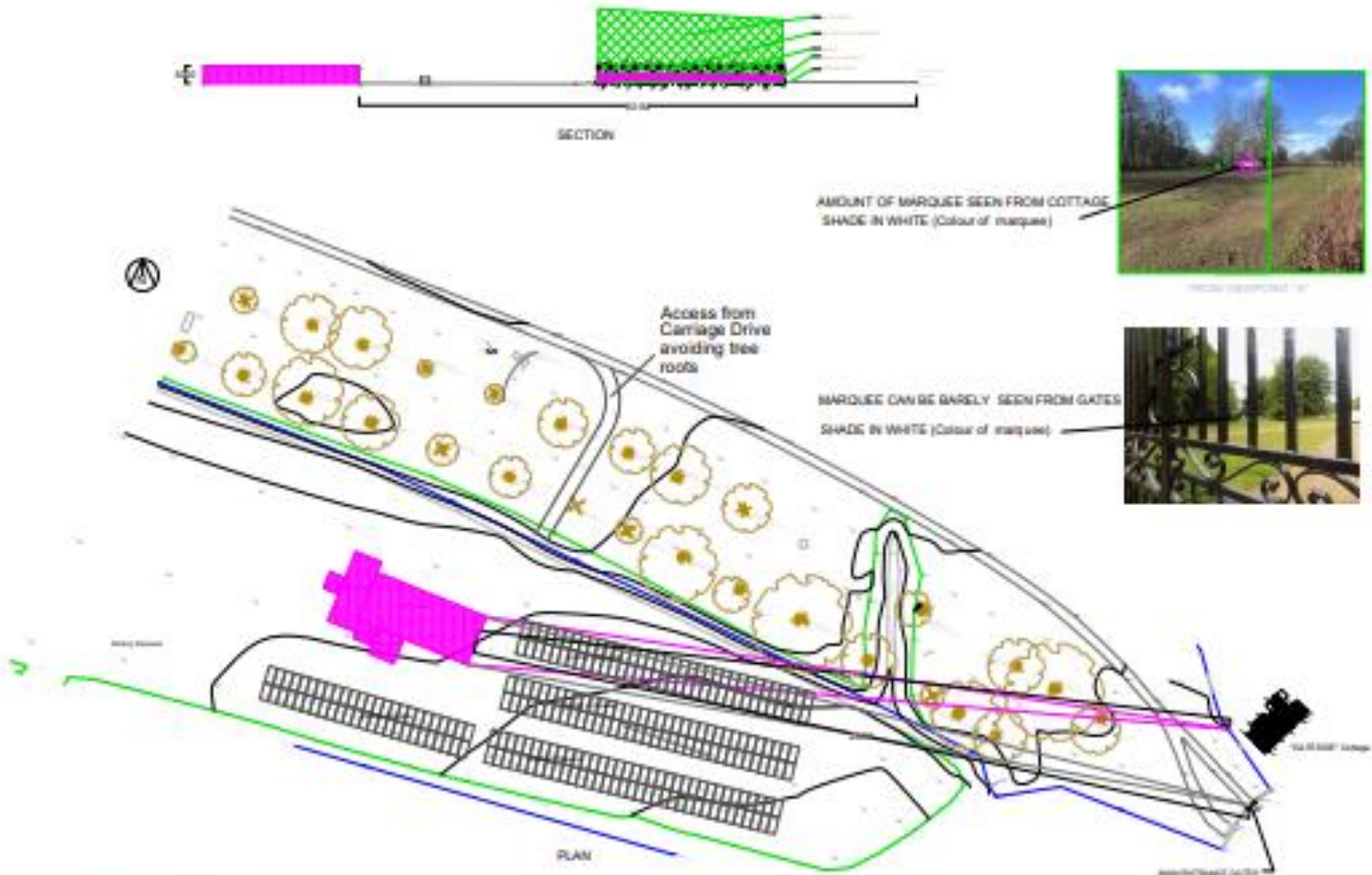
The access from the carriage road to the site would be through trees to the south of the carriage road. The access route from the carriage road chosen is through an area with minimal or smaller trees. If tree root protection is required this can be accomplished using the product shown on this drawing.

For protection of the surface of the access and car park areas a grass protection mesh is proposed (see detail of "Turt Mesh" on this drawing).

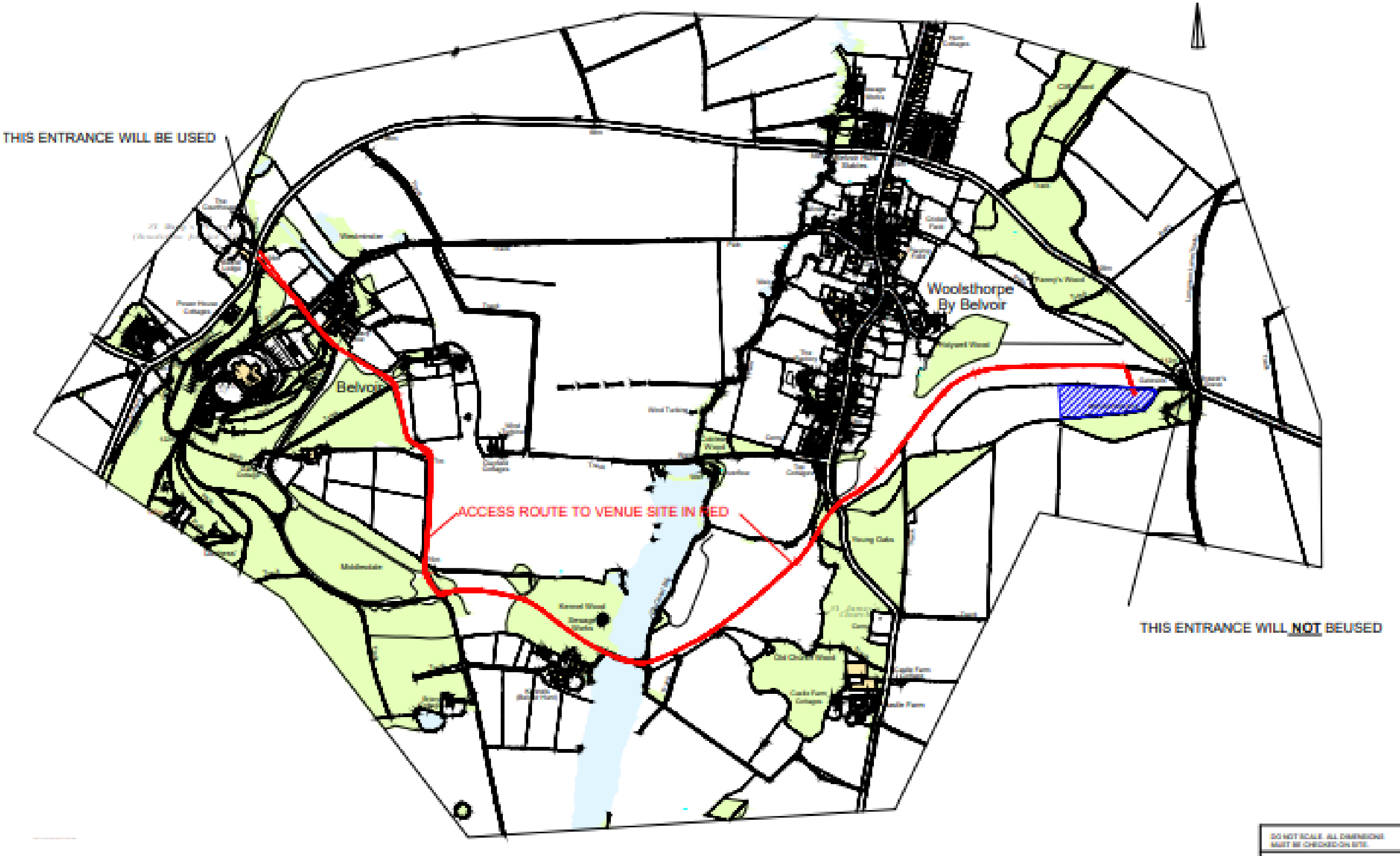
Using this method no existing ground will not be disturbed

Because of the extensive mature tree cover there is limited visibility of the proposed Marquee from "Gableside" cottage and even less as seen from the front entrance gates.

As shown on the site layout the proposed marquee is some 225M from the Entrance gates.



GRASS PROTECTION FOR CAR PARKING
TURF MESH BY SINCLAIR & RUSH



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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

7 December 2023

S22/2426

Proposal:	Erection of 1(no) 3-bed dwelling with ancillary outbuilding / garage and installation of ground mounted solar array
Location:	Land north of St. Mary Magdalene's Church, Lower Bitchfield
Applicant	Mr M Howitt
Application Type:	Full Planning Permission
Reason for Referral to Committee:	The application is a departure from the Local Plan and it is Officer's recommendation to approve the application.
Key Issues:	Principle of Development Design Quality and Visual Impact Impact on heritage assets
Technical Documents:	• Design and Access Statement • Sustainability Statement • Heritage Impact Assessment • Preliminary Ecological Appraisal • Landscape Strategy

Report Author

Adam Murray – Principal Development Management Planner



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Adam.Murray@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

Reviewed by:

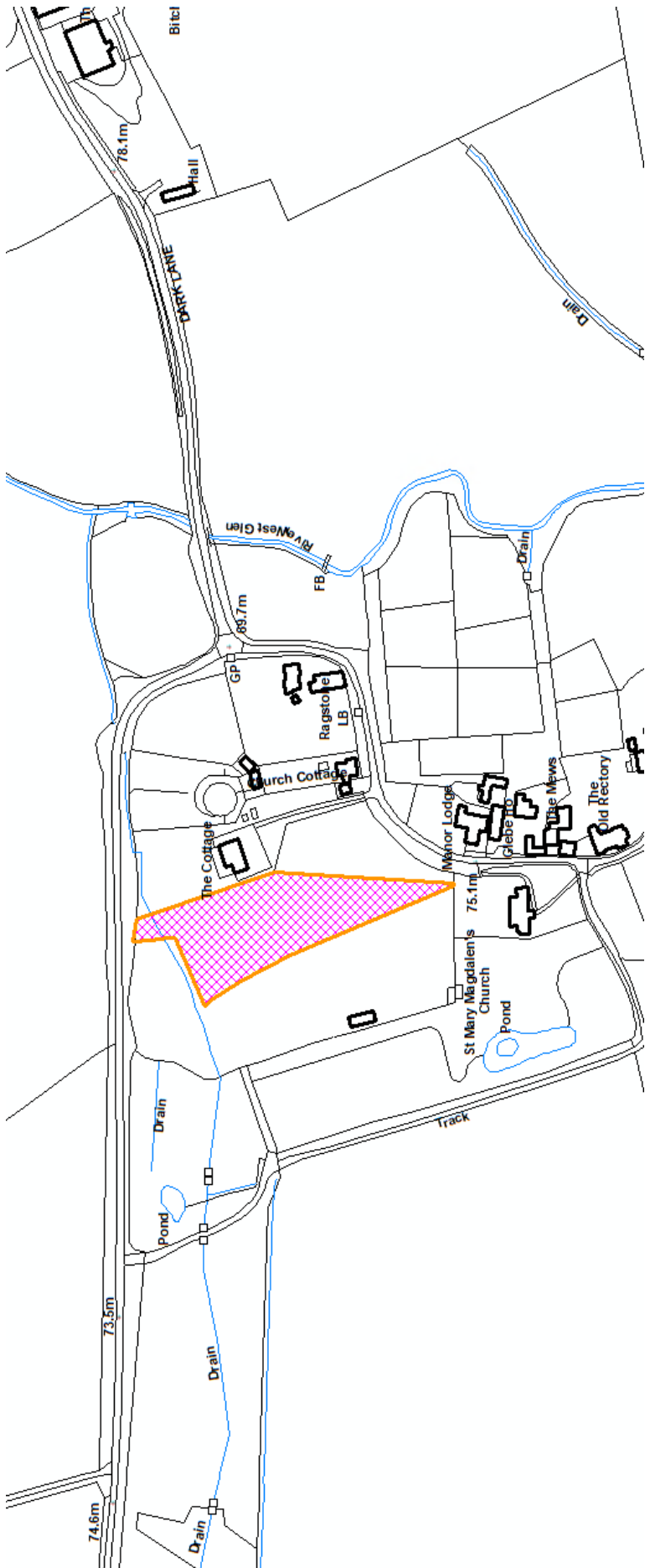
Phil Jordan, Development Management & Enforcement Manager

28 November 2023

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

S22/2426 – Land north of St. Mary Magdalene’s Church, Lower Bitchfield



Key



Application
Boundary



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1 Description of the site

- 1.1 The application site comprises an area of approximately 0.52 hectares (1.2 acres) of irregular shaped land situated to the north of St. Mary Magdalene's Church at Lower Bitchfield; a hamlet located centrally within the South Kesteven District of Lincolnshire.
- 1.2 The site currently comprises an area of grassland, which rises from approximately 70.85m AOD at the unnamed road to the north, to approximately 78.61m AOD in the south if the site, adjacent to the church.
- 1.3 The site is bound to the north by a small copse of woodland, beyond which lies an unnamed road, which connects Lower Bitchfield to Bassingthorpe; to the west by further managed grassland, which is within the ownership of the applicant, beyond which lies a further copse of woodland; to the south by St. Mary Magdalene's Church (Grade I Listed); and to the east by a cluster of residential properties, which comprise the settlement of Lower Bitchfield. The application site benefits from clearly defined boundaries marked by post and wire fencing to the north and close boarded panel fencing and hedgerow to the south, and by post and wire fencing to the south east; the western boundary of the application site is currently undefined. There is an existing point of access road into the site from the unnamed road to the north, which was granted planning permission under application S12/0654, and comprises of an unmade access marked with compacted stone.
- 1.4 Existing properties in the area broadly consist of an attractive array of two-storey detached dwellings set within large plots and have a range of relationships with the surrounding highway network. Dwellings are largely constructed of stone and situated under red pantile roofs.
- 1.5 As referenced above, the site lies immediately to the north of the St. Mary Magdalene's Church (Grade I Listed Building), and public right of way Bitc/5/1 runs immediately to the west of the application site boundary, connecting the unnamed road to the north to the Church. The Flood Map for Planning also identifies that the site is subject to a very high risk of surface water flooding immediately adjacent to the existing vehicular access.
- 1.6 Furthermore, whilst the site lies at the edge of the hamlet of Lower Bitchfield, this settlement does not form one of the defined settlements with the settlement hierarchy of the adopted South Kesteven Local Plan and, therefore, the site is defined as being located within the Open Countryside.

2 Description of the proposal

- 2.1 The current application seeks full planning permission for the erection of 1(no) 3-bed dwelling with ancillary outbuilding / garage and installation of a ground mounted solar array.
- 2.2 The application scheme has been the subject of a number of revisions during the determination period following continued engagement between Officers and the Applicant. The revised proposals were submitted in August 2023, and have been the subject of further formal consultation with all consultees, neighbours and interested parties.
- 2.3 The revised proposals, which are subject to determination, have been accompanied by a range of technical reports including an Archaeological Desk Based Assessment, Geophysical Survey Report, Heritage Impact Assessment and Sustainable Building Statement. The revised submission pack includes the following plans: Proposed Site Plan, Proposed Floor

Plans, Proposed Elevation Plan, Landscape Strategy Plan and Supporting Plans Narrative, which indicate that the development would comprise of the following:

- 2.4 The application proposals seek planning permission for the erection of a single dwelling. The Proposed Site Layout demonstrates that the proposed would be situated in the north of the site, broadly located within a suppression within the land, which the Applicant states is the site of the former Bitchfield Hall. Access to the site is to be taken from the existing field access to the north, from which a curved tree-lined street would reach an open courtyard providing parking for the proposed dwelling. A total of 5 parking spaces are proposed; 3 parking spaces would be provided for cars, whilst a further 2 parking spaces would be provided for farm vehicles to maintain the retained land to the west of the application site. The proposed agricultural vehicle parking and 1(no) of the car parking spaces would be provided as part of a detached double garage positioned to the north of the proposed dwelling, with the remaining 2 car parking spaces provided as part of an integrated double garage in the southern wing of the dwelling. A ground mounted solar array is proposed to be situated to the north of the site, immediately adjacent to the existing woodland copse.
- 2.5 The proposed dwelling would be of L-plan form, and would be a contemporary design, and built into the suppression within the land. The proposed dwelling would be a two-storey dwelling which steps off the edges of the topography of the land, and includes a Lower Ground Floor and Entrance served to the north, and an Upper Ground Floor which would include an elevated walkway connecting the dwelling to the surrounding land to the south. The proposed siting and scale of the dwelling would mean that the property is seen as a single storey dwelling in views from the south of the site. The proposed property would be constructed with local natural stone to all gable ends and west facing walls, with a Z-cladding stone slips system providing the external elevational treatment to all other elevations. The elevational design would incorporate natural stone parapets with cast stone copings to the gable ends, and would have timber effect embossed aluminium solar louvres. The proposed elevated walkway would be surrounded by a toughened glazed balustrade set between timber posts. The dwelling and garage would be finished with an aluminium standing seam roof finished in powder coated grey.
- 2.6 The submitted Landscaping Plan indicates that the residential curtilage of the dwelling i.e., the formal garden area, would be situated to the east of the dwelling; with the remaining land to the south comprising an area of species rich meadow grassland with scattered trees. A small woodland spinney is proposed to be planted to the north-west of the dwelling, between the public right of way and the proposed solar array. The western and south-eastern boundary of the site is proposed to be defined by mixed species, native hedgerow including blackthorn, dogwood, and field maple, and would be supplemented by a dead hedge to provide a habitat for wildlife.
- 2.7 The submitted application form indicates that surface water drainage would be attenuated via a soakaway. No details have been provided in respect of foul water drainage treatment.

3 Relevant History

Application Ref	Description of Development	Decision
S12/0654	New field access onto classified road	Approved Conditionally 15.06.12

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1 – Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP5 – Development in the Open Countryside

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.3 National Planning Policy Framework (NPPF) (Published September 2023)

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Heritage Lincolnshire

5.1.1 No objection subject to conditions.

5.1.2 The site for the proposed development lies in an area of archaeological interest within the area of the village where medieval earthwork remains have been recorded. Lower Bitchfield is described as a shrunken medieval village; today the settlement comprises a small cluster of houses. The Parish Church of St. Magdalene (Grade I Listed) lies to the south of the site proposal and dates from the 11th century.

5.1.3 A geophysical survey has been undertaken and the report has been submitted alongside the application. Early 19th century mapping depicts a building in the eastern part of the survey area thought likely to be Bitchfield Hall. The building was demolished by the end of the 19th century. The geophysical survey recorded anomalies that might be interpreted as belonging to a house platform and part of the manor house. The report also notes the presence of earthworks and features shown on LIDAR imagery including a ditch, ridge and furrow and possible terracing and a house platform.

5.1.4 The proposed development area includes or lies adjacent to elements of the features, earthworks and potential remains described in the survey report. Therefore, it is recommended that a programme of archaeological trial trenching should be carried out.

5.2 **Historic England**

5.2.1 No comments to make.

5.3 **Lincolnshire County Council (Highways and SuDS)**

5.3.1 No objections.

5.3.2 The land is currently used for pasture / sheep grazing. The proposed use will generate no more vehicle movements than those that could be associated with the current use. There is sufficient space for parking and turning on site.

5.4 **SKDC Conservation Consultee**

5.4.1 No objections.

5.4.2 There were no objections raised on the principle of the proposed development on heritage grounds at the previous pre-application stage, and the details now submitted raise no further issues.

5.5 **SKDC Environmental Protection**

5.5.1 No objection subject to conditions.

5.6 **SKDC Principal Urban Design Officer**

5.6.1 The proposed development is a high quality, contemporary dwelling, which would be grounded within the local context by the use of high quality local materials.

5.6.2 The proposed development would meet the requirements of Paragraph 134 of the NPPF.

6 **Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 8 interested parties; all of which have raised objections to the development. The letters of representation have raised the following material planning considerations:

1. Principle of Development – Lower Bitchfield has reached capacity and cannot support additional housing.
2. Design Quality – The proposed development is out of context with the local design vernacular and materials.
3. Visual Impact – The proposed development is situated on higher ground and would be visible from Dark Lane and Westby Lane, as well as from the Church.
4. Impact on heritage assets – The proposed development would impact on the setting of the Grade I Listed Church.
5. Impact on archaeological assets – the site is identified as being within an area of archaeological interest.
6. Impact on neighbouring amenity – the proposed development would impact on the residential amenity of The Cottage.

7. Access and Highways – the existing field access into the site does not have sufficient visibility and would not provide a safe access.
8. Flood Risk and Drainage – the site is subject to an extensive history of flooding; the application doesn't include any details about foul water drainage.

6.2 It is noted that representations received from members of the public have also raised concerns that the granting of planning permission on the site would allow further development to take place within the wider land holding. As detailed below, each planning application is required to be assessed against the adopted Development Plan, and assess on its own merits. As such, any decision taken on the current application would not set a clear pre-determined position for any future development proposals.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District, and is the basis for decision-making in South Kesteven.

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published September 2023) are also a relevant material consideration in the determination of planning applications

7.4 Principle of Development

7.4.1 It is noted that representations on the application have raised formal objections to the principle of residential development on the site; citing that Lower Bitchfield is not suitable to accommodate additional residential development.

7.4.2 Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth is in and around the four market towns, with Grantham being a particular focal point for development. In relation to this, decisions about the scale and location of new development are taken on the basis of the settlement hierarchy set out in Policy SP2.

7.4.3 Policy SP2 (Settlement Hierarchy) outlines the hierarchy of settlements within the District and the scale and nature of development considered to be acceptable at each level of the hierarchy. Settlements which are considered to be sustainable locations for growth are defined as either Market Towns, Larger Villages or Smaller Villages, depending on the level of service provision available within the settlement. As identified above, Lower Bitchfield is not identified as a sustainable location for growth within the established settlement hierarchy, and therefore, the application site falls to be considered as being situated within the Open Countryside.

7.4.4 Policy SP5 (Development in the Open Countryside) is the principal spatial policy of the Development Plan in respect of development in such locations. It identifies that development within the Open Countryside will be strictly limited to that which has an essential need to be located outside of the existing built form of a settlement. The policy goes on to identify a series of exceptions, where development in the Countryside would be considered acceptable in principle, these include:

- (a) Agriculture, forestry and equine development
- (b) Rural diversification projects
- (c) Replacement dwellings (on a one-for-one basis); or
- (d) Conversion of buildings, provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
- (e) Are in sound structural condition; and
- (f) Are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) and their setting.

7.4.5 In the context of the above, the proposed development would involve the erection of a new building dwelling on land situated outside of the main built-up area of a settlement defined in Policy SP2, and therefore, falls to be considered against Policy SP5. In this case, the proposed dwelling would not be a replacement dwelling, nor would the dwelling be the result of the conversion of any existing buildings. As such, the proposed development would be contrary to Policy SP5 of the adopted Local Plan. Consequently, the proposed scheme would be contrary to the principles of the overall spatial strategy for the District, and would be in conflict with the Development Plan when taken as a whole, and therefore, the Local Planning Authority are directed to refuse planning permission, unless material considerations indicate otherwise.

7.4.6 Notwithstanding the above, Paragraph 80 of the NPPF provides further guidance in relation to the development of dwellings in the countryside. It states that “planning policies and decisions should avoid the development of isolated homes in the countryside, unless one or more of the following circumstances apply:

- (a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
- (b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- (c) The development would re-use redundant or disused buildings and enhance its immediate setting.
- (d) The development would involve the subdivision of an existing residential building; or
- (e) The design is of exceptional quality in that it:
 - (f) Is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standards of design more generally in rural areas; and
 - (g) Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.

7.4.7 In this respect, whilst the adopted Local Plan does not permit new-build residential properties in the Open Countryside, the provisions of Paragraph 80 are a material consideration in the determination of the application. In assessing whether the application proposals would accord with the provisions with Paragraph 80 of the Framework, the starting

point is to determine whether the scheme would be considered “the development of an isolated dwelling in the open countryside”. With regards to this, there is established Case Law that provides clear guidance as to how the term “isolated” is to be interpreted.

- 7.4.8 The Braintree judgement (Ref: 2018/EWCA/Civ610) identifies that the term “simply differentiates between the development of housing within a settlement – or village – and new dwellings that would be ‘isolated’ in the sense of being separate or remote from a settlement. Whether a proposed dwelling is, or is not, ‘isolated’ in this sense will be a matter of fact and planning judgement for the decision-maker in the particular circumstances of the case in hand”.
- 7.4.9 More recently, the Court of Appeal has provided further guidance with the Bramshill judgement (Ref: 2021/EWCA/Civ320) in which the Lord Justice Lindholm confirmed:
- 7.4.10 “To adopt remoteness from other dwellings, instead of remoteness from a settlement as the test for “isolated homes in the countryside” would seem inconsistent with the Government’s evident intention in producing the policy in Paragraph 79 [now Paragraph 80]. It would mean, presumably, that the policy would not apply to the development of housing in the countryside – large or small – on land next to an individual dwelling remote from the nearest settlement, because although the new homes might be ‘isolated’ from the settlement, they would not be isolated from existing development...”
- 7.4.11 If this were so, only the development of a single dwelling, on its own, separate from any other dwelling already built or proposed nearby, would engage the policy. This would be hard to reconcile with the Government’s aim, as policy-maker, to ‘promote sustainable development in rural areas”.
- 7.4.12 In view of the above, whether a dwelling would be isolated and, therefore assessed under the provisions of Paragraph 80 is determined by its proximity to a settlement. In this case, the proposed dwelling would be located immediately adjacent to the existing residential properties and Church which are considered to form the hamlet of Lower Bitchfield. In this regard, whilst Lower Bitchfield is not identified within the Council’s Settlement Hierarchy, this policy provision serve to define a settlement’s sustainability for growth, and does not determine whether, or not, a location is deemed to be a settlement. In this respect, Lower Bitchfield is considered to be a small hamlet, and therefore would be defined as a settlement. As such, the proposed dwelling would not be considered to be isolated and thus would not fall to be assessed against Paragraph 80.
- 7.4.13 Taking the above into account, the application proposals are contrary to Policy SP5 of the adopted Local Plan, and therefore, would be contrary to the overall spatial strategy of the adopted Development Plan, when taken as a whole. In such circumstances, primary legislation directs the Local Planning Authority to refuse the application, unless material considerations indicate otherwise. These matters are discussed in further detail below.

7.5 Design Quality and Visual Impact

- 7.5.1 As indicated above, the current application is seeking planning permission for the erection of a single dwelling under the provisions of Paragraph 134 of the National Planning Policy Framework. This requires decision-makers to give “significant weight to outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in areas, so long as they fit in with the overall form and layout of their surroundings”.

- 7.5.2 In connection with the above, the application has been accompanied by a Design and Access Statement (Acres Architects), which states that the proposed development is exceptional design due to “its strong ties with the original Bitchfield Hall, using the remains of the sunken terrain for the former Hall as a key feature of the design and setting”.
- 7.5.3 With regards to this, it is noted that public representations received on the application have raised objections on the basis that the proposed development would not be in keeping with the local vernacular and materials. In addition, representations have indicated that the adverse impact of the development would be exacerbated by the prominence of the dwelling within views from Dark Lane, Westby Lane and from the Church.
- 7.5.4 In this respect, it is noted that the existing local vernacular is defined by traditionally styled buildings, which are approximately 1 ½ to 2-storeys, and constructed of natural local stone and clay pantile roofs. In this respect, the current application scheme proposes a contemporary design, which features natural stone parapets and cast stone copings to the gable ends, as well as timber effect embossed aluminium louvres. As such, it is acknowledged that the proposed dwelling would feature architectural language which is not currently present within the settlement; however, it is Officers’ assessment that the proposed development would be of high quality design, and the proposed use of local materials, such as traditional stone would assist in ensuring that the scheme would be in keeping with the surrounding local context.
- 7.5.5 Similarly, the proposed scale and layout of the development would be in keeping with the prevailing urban morphology of the settlement, insofar as the proposed dwelling would be set within a large plot and set back from the road.
- 7.5.6 Furthermore, Officers’ acknowledge that the proposed dwelling would be visually prominent within a number of key public vantage points; most notably from the public right of way running along the western boundary of the site, as well as from the unnamed road which runs to the north of the application site. In this respect, whilst the proposed development would be visible, it is Officers’ assessment that the proposed soft landscaping treatments, specifically the proposed woodland spinney and the native hedgerow and trees would assist in filtering views of the development and softening the visual impacts of the scheme. In addition, the proposed materials palette have distributed to ensure that the prominent elevations utilise natural, local stone.
- 7.5.7 The Council’s Principal Urban Design Officer has been consulted on the application proposals and has confirmed that they consider the proposed dwelling is a high quality, contemporary design, which would be grounded within the local context by virtue of the use of high quality local materials. As such, they have confirmed that the proposed dwelling is of a sufficient high standard of design, which achieves the thresholds of outstanding design promoted by Paragraph 134 of the Framework.
- 7.5.8 Taking the above into account, it is Officers’ assessment that the application proposals represent an outstanding design, which would help to raise the standard of design within the local area, and therefore, would accord with Policy DE1 of the adopted South Kesteven Local Plan, as well as the provisions of Paragraph 134 of the Framework. As such, the decision-maker is required to attribute significant weight to the provisions of the Framework in the overall planning balance. This planning balance is discussed in the conclusions below.
- 7.5.9 In this respect, in view of the site’s location within the open countryside, coupled with high threshold of design quality required to enable the proposed application scheme to be deemed to be acceptable, conditions are proposed to remove permitted development rights

relating to extensions and alterations to the dwelling, which will ensure that the development scheme operates as assessed. Similarly, conditions are proposed to remove permitted development rights relating to outbuildings within the residential curtilage; this will ensure that domestic paraphernalia does not adversely impact on the site's rural context.

7.6 Impact on heritage assets

7.6.1 As previously identified, the application site is located immediately south of the Grade I Listed St. Mary Magdalene's Church.

7.6.2 In relation to this, public representations received on the planning application have raised objections on the basis that the proposed development would have an adverse impact on the setting of the Grade I Listed Building.

7.6.3 In connection with the above, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any special architectural or historic interest which it possesses.

7.6.4 The current application has been accompanied by a Heritage Impact Assessment (Parker Planning Services), which has identified the following conclusions:

- In terms of visual setting, the proposed site is relatively well screened from the Church. There is a mature hedgerow visually separating the two areas, plus the varying topography of Hall Close Field means views to the church vary significantly depending on where the viewer stands. There is one glimpsed view of the Church from Dark Lane and one view from the southernmost point of the lane, where both the church and part of the field can be seen together. It is therefore considered that the proposal site falls within the setting of the church.
- Views from the church will not be altered as there is already screening between the field and the church. There may appear some increased "density" through the screening in winter months. There will be viewed of the church spire from the site, as is to be expected around the village.
- The building may also be seen in long views from the lane south of the church, when travelling north. However, in this view the building will have minimal impact, being "sunk" into the natural hill on the site and also being viewed against the tree line. The development will not impact the openness of the Church's setting.
- Historically, there would have been a property in roughly this position. Overlaying the Tithe map on an aerial map shows the approximate location of Bitchfield Hall in today's context. The geophysical survey suggests Bitchfield Hall was further south of the location shown on the Tithe Map. This is because the remains of some L shaped footings were detected below ground, which would correlate with the supposed outline of the hall.
- The new dwelling has been set slightly further north than the known position of Bitchfield Hall, as this increases the distance between the church and the dwelling and also allows the building to be partially submerged into the hillside. The impact of the new dwelling is therefore less than the position of Bitchfield Hall had it been retained.
- The proposal is considered to result in less than substantial harm to the setting of the Church of St. Mary Magdalene, and would result in no harm to the setting of the Listed Chest Tomb.
- The development also offers the opportunity to enhance the non-designated asset Bitchfield Hall.

- 7.6.5 With regards to the above, Officers have consulted with Historic England on the application; however, they have declined to provide comments and have referred the matter to the Council's Conservation Consultee.
- 7.6.6 The Council's Conservation Consultee has confirmed that they have no objections to the principle of the proposed development and, therefore, they have no heritage concerns.
- 7.6.7 Taking the above into account, it is Officers' assessment that the proposed development would invariably result in a change to the setting of the Grade I Listed Church of St. Mary Magdelene by introducing a new dwelling into views of the Church from the public right of way to the north. In this respect, it is Officers' assessment that this would result in less than substantial harm, as identified by the Applicant's Heritage Impact Assessment. However, the identified harm in this instance is considered to be at the lower end of the scale.
- 7.6.8 Paragraph 202 of the Framework identifies that "Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". Paragraph 199 states "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."
- 7.6.9 As such, in accordance with Policy EN6 of the adopted Local Plan and Paragraph 202 of the Framework, the identified harm to the setting of the Grade I Listed Church falls to be weighed against the overall benefits of the development. This balance is discussed in further detail below.
- 7.7 **Impact on archaeological assets**
- 7.7.1 It is appreciated that public representations received on the application have raised objections on the basis that the proposed development would have an adverse impact on assets of archaeological interest.
- 7.7.2 In this respect, the Applicant has stated that the current application represents exceptional design on the basis that the scheme replicates that scale and form of the former Bitchfield Hall, which historically occupied the site. The current application has been accompanied by an Archaeological Desk Based Assessment (Archaeological Project Services), which outlines the following:
- Prehistoric and Roman sites are absent from the assessment area. The potential for remains of these periods to be present at the Site is considered to be low.
 - No remains from the Saxon period have previously been identified within the assessment area. However, given the village was probably founded in the late Saxon period, there is a possibility that Saxon remains could be encountered. The potential is considered to be moderate.
 - The site is within an area considered to be part of the shrunken medieval village. The northern part of the site is likely to have been part of the village's ridge and furrow cultivation, with the southern and eastern portion having a higher potential for settlement evidence. The potential for medieval remains is considered high.
 - In 1815 there was a building on the eastern division of the Site which had been demolished before 1843. In the mid-19th century a hall was located on the Site.

Three different strands of evidence provide three different locations for the hall, within 20m of each other. All of these place the main body of the hall south of the proposed development.

7.7.3 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions requiring a programme of archaeological evaluation. As such, conditions are proposed to secure the submission of a Written Scheme of Investigation together with the completion of the investigations.

7.7.4 Therefore, subject to conditions, the application proposals would accord with Policy EN6 and Section 16 of the Framework in respect of archaeological matters.

7.8 Impact on amenity and neighbouring uses

7.8.1 With respect to the impact of the proposed development on the residential amenity of neighbouring uses, it is appreciated that public representations have raised objections on the basis that the proposed development would have an adverse impact on the residential amenity of The Cottage, to the east of the site.

7.8.2 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, the nearest gable of the proposed dwelling would be positioned approximately 24.4 metres from the neighbouring property and, therefore, would accord with the Design SPD in respect of provision of an appropriate standard of privacy. Similarly, in view of the separation distances and the scale of the proposed dwelling, the application scheme would accord with the 25 degree standard in respect of the provision of an appropriate level of light and outlook. Notwithstanding the above, as previously indicated, conditions are proposed to remove permitted development rights for extensions to the roof of the dwelling, to ensure that the Local Planning Authority can assess the potential impacts of any changes to the property on neighbouring amenity. Similarly, conditions are proposed to ensure that the development is carried out in accordance with the submitted site levels details and, therefore, does not provide any unacceptable opportunities in respect of overlooking of the neighbouring property's amenity space.

7.8.3 In respect of the impacts of construction activities on the amenity of the existing residential properties, it is appreciated that the application site is located within a residential setting and, therefore, there is the potential for short-term impacts on the residential amenity of existing properties as a result of noise, dust and vehicle movements associated with the proposed scheme. However, it is Officers' assessment that conditions requiring the submission of a Construction Management Plan would not be proportionate to the scale of development proposed. Nonetheless, it is appreciated that construction activities are also covered under other statutory legislative regimes, such as the Environmental Protection Act, which will ensure that the scheme does not give rise to any unacceptable impacts. Conditions are proposed to be attributed to control the hours of construction, to assist in minimising noise impacts associated with construction activities.

7.8.4 With regards to the provision of an appropriate level of amenity for future occupants of the proposed development, it is Officers' assessment that the proposed dwelling would benefit from an extensive managed garden area, situated immediately to the east of the property. As such, it is Officers' assessment that the proposed dwelling would benefit from a proportionate level of private amenity space.

7.8.5 Taking the above into account, subject to the imposition conditions, it is Officers' assessment that the application proposals would not have any unacceptable adverse impacts on neighbouring properties, and would provide an appropriate level of amenity for all existing and future residential occupants. As such, the application would accord with Policy DE1 of the adopted South Kesteven Local Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework in respect of residential amenity considerations.

7.9 **Access and Highways Impacts**

7.9.1 As outlined above, access to the site is to be taken from the existing field access onto the unnamed road to the north of the site. Upon entry into the site, the entrance would be formed by a curved tree-lined street serving an open courtyard to the north of the proposed dwelling. A total of 5 parking spaces are proposed; which comprises of 3 parking spaces for cars, and 2 parking spaces for agricultural vehicles required to maintain the retained land to the west of the site.

7.9.2 In connection with the above, public representations received on the application have raised objections on the basis that the proposed access arrangements do not have sufficient visibility and would not provide a safe access.

7.9.3 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections. In assessing the application, LCC Highways have confirmed that the proposed development would not generate any additional vehicle movements when assessed in the context of the existing use of the site for pasture grazing.

7.9.4 Consequently, it is concluded that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity, and would provide an appropriate level of parking provision. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan and Section 9 of the Framework.

7.10 **Flood Risk and Drainage**

7.10.1 In respect of flood risk and drainage matters, it is noted that public representations received on the application have raised objections stating that the site has an extensive history of flooding, and have also identified that the application submission does not include details of the proposed foul water drainage arrangements.

7.10.2 In this regard, it is appreciated that the application site is located within Flood Zone 1 of the Flood Map for Planning. However, the site does include areas of very high risk of surface water flooding running along the site's northern boundary, adjacent to the proposed access.

7.10.3 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application proposals; however, they are not required to provide comments on minor applications and, therefore, have declined to comment.

7.10.4 Notwithstanding the above, it is noted that the proposed dwelling is located outside of the area identified as being at higher risk of surface water flooding and, therefore, it is Officers' assessment that the proposed dwelling would not be at an unacceptable risk of flooding. Similarly, it is also appreciated that the submitted application does not include details of the proposed foul water treatment. Nonetheless, further details for the proposed surface and foul water drainage would be addressed through Building Regulations, which requires

development to be carried out in accordance with Approved Document H; this document stipulates acceptable standards for dealing with surface and foul water drainage from properties.

- 7.10.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to unacceptable risks of flooding and, therefore, would accord with Policy EN5 of the adopted South Kesteven Local Plan and Section 14 of the Framework.

7.11 **Climate Change**

- 7.11.1 As previously identified, the application proposals would involve the development of a single dwelling located within the Open Countryside, contrary to the adopted spatial strategy for the District, and therefore, the scheme would be inconsistent with the locational principles of Policy SD1.

- 7.11.2 However, the current application is being promoted through Paragraph 134 of the Framework, which requires the decision-maker to give significant weight to "outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings".

- 7.11.3 In this respect, the application has been accompanied by a Sustainability Statement (Acres Architects) and Sustainable Building Statement (Mike Sibthorp Planning), which outlines the sustainable design measures and principles that are to be implemented as part of the scheme. This includes the following measures:

- The proposed dwelling has been designed to meet the target metrics of the RIBA 2030 Climate Challenge in terms of energy usage, carbon minimisation and water efficiency.
- The Applicant's intend for there to be a ground source heat pump installed as part of the development.
- The Applicant's also intend to power the house and ground source heat pump using a separate solar array. The intention is that the array will be powerful enough to power the house where possible, and to supply the grid when the supply exceeds demand.
- The target of 75 litres of water per person per day will be achieved with the use of flow restrictors on taps, low volume baths, and low flush toilets. There would also be a requirement for roughly 30% of the water requirement to be derived from non-potable sources, such as a rainwater collector to use rain as greywater for the flushing of toilets and other irrigation purposes.
- The dwelling will include an electric vehicle charging point. The anticipation is that the charging point will comprise an untethered wall mounted charging unit positioned alongside the parking spaces in the garage. The unit will comprise either a 3.6kW or 7.4kW rated unit. The use of bi-directional chargers will be considered to all the electric vehicles battery to serve as a back-up power supply for the dwelling.

- 7.11.4 The above measures would reflect the requirements for sustainable construction as set out in Policy SB1 of the adopted Local Plan.

- 7.11.5 Therefore, subject to the imposition of conditions requiring the development to be carried out in accordance with the submitted Sustainability Statement, the proposal would meet the requirements of Policy SB1 of the adopted Local Plan.

7.12 **Impact on biodiversity and ecology**

- 7.12.1 As identified above, the application site currently comprises an undeveloped grassland site, which is bound to the north by a small copse of woodland, and by hedgerow to the east and south.
- 7.12.2 In relation to the above, the application has been accompanied by a Preliminary Ecological Appraisal (EMEC Ecology) (July 2022), which identifies the following conclusions:
- The value of the habitats on site is considered to be at a site level only, and the habitats are common and expected of the area. The loss of reduction of these habitats as a result of the development are considered to be low to negligible due to the small areas of the habitats and their locally common status.
 - There is considered to be low impact to foraging and commuting bats on site caused by vegetation removal and increased lighting. It is therefore recommended tree and boundary vegetation removal is kept to a minimum.
 - Additional measures to be included within the proposed design to enhance the biodiversity value of the site and result in a net gain for biodiversity may include the following:
 - The incorporation of bat roosting and bird nesting boxes within the structure of the building.
 - The site boundary should be planted with native hedgerow species such as hawthorn, blackthorn, elder and hazel.
 - A portion of the site should set aside from the creation of wildflower meadow.
 - The boundaries of the site should be retained as dark corridors to be sympathetic to nocturnal fauna such as bats, hedgehog, badgers and foxes.
- 7.12.3 In connection with the above, the submitted Landscaping Strategy includes the provision of a species rich meadow grassland to the south, as well as the planting of a woodland spinney, and species rich native hedgerow; which is consistent with the recommendations of the submitted PEA.
- 7.12.4 Consequently, subject to the imposition of conditions requiring the development to be carried out in accordance with the ecological mitigation and enhancement set out within the Preliminary Ecological Appraisal, as well as compliance with the submitted Landscaping Strategy, it is concluded that the application proposals would not give rise to any unacceptable impacts on ecological assets, and would result in an overall biodiversity net gain.
- 7.12.5 Taking the above into account, subject to conditions, the application proposals would accord with Policy EN2 of the adopted Local Plan, and Section 5 and 14 of the Framework in respect of ecology and biodiversity.
- 7.13 **Ground Conditions**
- 7.13.1 As referenced above, it is appreciated that the application site comprises undeveloped, grazing land and, therefore, historical use of the site may have resulted in sources of land contamination.
- 7.13.2 In respect of the above, the Council's Environmental Protection Team have been consulted on the application and have confirmed that they have no objection subject to the imposition of conditions requiring the completion an appropriate ground investigation and, where necessary, a subsequent scheme of remediation.

- 7.13.3 Therefore, subject to the imposition of conditions, the proposed development would not give rise to any unacceptable risks of ground contamination and, as such, the application proposals would accord with Policy EN4 of the adopted Local Plan and Section 15 of the Framework on these matters.

8 Crime and Disorder

- 8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

10 Planning Balance and Conclusions

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 10.2 The current application seeks full planning permission for the erection of 1(no) 3-bed dwelling with an ancillary outbuilding / garage and installation of ground mounted solar array. In this respect, the application site is located within the Open Countryside, where development is restricted to that which has an essential need to be located in such a location. Policy SP5 identifies a number of exceptions where development in the Countryside will be considered acceptable in principle; however, new build dwellings are not identified as one of the acceptable forms of the development.
- 10.3 In view of the above, the proposed development would be contrary to Policy SP5 of the adopted Local Plan, and would be inconsistent with the overall spatial strategy for the District. As such, it is Officers' assessment that the application scheme would be contrary to the overall Development Plan. In such circumstances, primary legislation directs the Local Planning Authority to refuse planning permission unless material considerations indicate otherwise. Therefore, the identified conflict with the adopted Development Plan is to be given significant weight in the planning balance.
- 10.4 Similarly, it is Officers' assessment that the proposed development would give rise to less than substantial harm to the setting of the Grade I Listed St. Mary Magdalene's Church. Consequently, in accordance with the requirements of Policy EN6 of the adopted South Kesteven Local Plan, and Paragraph 202 of the Framework, this harm falls to be weighed against the public benefits of the proposal. Although that harm is considered to be less than substantial, and at the lower end of the scale, in accordance with Paragraph 199 of the Framework it is afforded great weight.
- 10.5 In this regard, it is appreciated that the application proposals are being promoted under the provisions of Paragraph 134 of the Framework, which requires decision-makers to give significant weight to outstanding or innovative design which promote high levels of sustainability, or help to raise the standards of design more generally in the area. It is Officers' assessment that the current application promotes an outstanding standard of

design, which seeks to emulate the scale and form of the former Bitchfield Hall. The proposed dwelling would feature a high quality and contemporary design language, but is grounded within the local context by virtue of its use of high quality, local materials. As such, it is Officers' assessment that the proposed scheme would meet the high threshold required by Paragraph 134 of the Framework, which would help raise the standard of design more generally in an area, and this public benefit is to be attributed significant weight in the overall planning balance.

- 10.6 In addition, it is appreciated that the application proposals would result in the provision of a single dwelling, which would provide a windfall contribution to the Council's housing land supply. However, in view of the Council's confirmed 5 year housing land supply position, it is Officers' assessment that the weight to be attributed to the public benefit is minor.
- 10.7 Furthermore, the proposals would also generate economic benefits associated with the construction of the proposed dwelling. In addition, subject to the implementation of the proposed soft landscaping scheme, the proposals would deliver a biodiversity net gain.
- 10.8 Taking the above into account, the application proposals would be contrary to the adopted Development Plan when taken as a whole. However, it is Officers' assessment that the material considerations provided by Paragraph 134 of the Framework would outweigh the identified harm by virtue of the conflict with the adopted development plan, albeit the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been given considerable importance and weight in this planning balance.
- 10.9 Therefore, on balance, it is recommended that the application is approved.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions outlined below.

Schedule of Condition(s)

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following listed of approved plans:
- a. Site Plan (Ref: ACR-01-00-DR-A-11/P01.4)
 - b. Proposed Site Plan – Site Levels (Ref: ACR-00-XX-DR-A-69/P01)
 - c. Proposed Upper Ground Floor Plan (Ref: ACR-XX-01-DR-A-71/P01.2)
 - d. Proposed Lower Ground Floor and Entrance Plan (Ref: ACR-XX-ZZ-DR-A-70/PL01.2)
 - e. Landscape Strategy Plan (Ref: 1196L.LSP.001)
 - f. Z Cladding Specification Details (Received 03 July 2023)
 - g. Amended Plans Narrative (received 24 August 2023)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

Written Scheme of Investigation

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 (The Historic Environment) of the adopted South Kesteven Local Plan.

Ground Investigation

- 4) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
 - a. A desk top study documenting all of the previous and existing land uses of the site and adjacent land (Phase 1);

Should the Phase 1 study identify potentially contaminative uses, the Applicant shall proceed to a Phase 2 site investigation as detailed below:

- b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required
 - c. A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future residents and users of the development; and in accordance with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan and guidance contained in the National Planning Policy Framework.

During Building Works

Construction Hours

- 5) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the amenity of the nearby residential properties.

Ecological Mitigation – Implementation of Recommendations

- 6) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal (EMEC Ecology) (July 2022), including the installation of bat roosting and bird nesting boxes.

The scheme for bat and bird boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan 2011-2036.

Hard Landscaping Details

- 7) No development above damp-proof course shall take place until details of all hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - a. Vehicles and pedestrian access and circulation areas; and
 - b. Hard surfacing materials

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Materials Implementation

- 8) Before the dwelling hereby permitted is first occupied, all external materials must have been completed in accordance with the approved external materials, as shown on the approved Proposed Elevation Plan (Ref: ACR-XX-XX-DR-A-72/P01.1) (received 24 August 2023) and detailed in the Amended Plans Narrative (received 24 August 2023).

Reason: To ensure a satisfactory appearance to the development in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan, and to ensure the development achieves the high standards of design required by Paragraph 134 of the National Planning Policy Framework.

Sustainable Building – Implementation

- 9) Before any part of the development hereby permitted is occupied, the sustainable building measures detailed in the approved Sustainable Building Statement (Mike Sibthorp Planning) (May 2023) and Sustainability Statement (Acres Architects) (December 2022) shall have been implemented in full.

Reason: To ensure that the development mitigates against and adapts to climate change, in accordance with Policy SB1 (Sustainable Building) and SD1 (Principles of Sustainable Development in South Kesteven) of the adopted South Kesteven Local Plan.

Boundary Treatments Implementation

- 10) Before any part of the development hereby permitted is occupied, all boundary treatments as detailed on the approved Landscape Strategy Note (ES Landscape Planning) (May 2023), Landscape Strategy Plan (Ref: 1196L.LSP.001) and Amended Plans Narrative (received 24 August 2023) shall have been completed in accordance with the approved details.

Reason: To provide a satisfactory appearance to any boundary treatments, and in the interests of the privacy and amenity of the occupants of the proposed dwelling, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Site Levels – Implementation

- 11) Before any part of the development hereby permitted is occupied, the development shall be carried out in accordance with the approved site levels as detailed on the approved Proposed Site Plan – Site Levels (Ref: ACR-00-XX-DR-A-69/P01) and Proposed Elevation Plan (Ref: ACR-XX-XX-DR-A-72/P01.1) (received 24 August 2023).

Reason: In the interests of the visual amenity of the area and neighbouring properties, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Access Implementation

- 12) Before any part of the development hereby permitted is occupied, the access into the site shall have been completed in accordance with the approved details shown on the Proposed Site Plan (Ref: ACR-01-00-DR-A-11/P01.4), and shall thereafter be retained for such use at all times.

Reason: In the interests of highways safety.

Contamination Verification

- 13) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been completed. The report shall include, unless otherwise agreed in writing:

- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
- b. As built drawings of the implemented scheme.
- c. Photographs of the remediation works in progress; and
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of future residents and users of the development, and in accordance with Policy EN4 (Pollution Control) of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Ongoing Conditions

Soft Landscaping Implementation

- 14) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved Landscape Strategy Note (ES Landscape Planning) (May 2023), Landscape Strategy Plan (Ref: 1196L.LSP.001) and Amended Plans Narrative (received 24 August 2023).

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 15) Within a period of five years from first occupation of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 (Promoting Good Quality Design) and Policy EN2 (Protecting Biodiversity and Geodiversity) of the adopted South Kesteven Local Plan.

PD Rights – Extensions or alterations

- 16) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no enlargement, improvement or other alteration of the approved properties, shall be carried out without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

PD Rights – Roofs

- 17) Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no additions to the roof of the approved

property, shall be carried out without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that additions to the roof of the approved dwellings could cause detriment to the amenities of the occupiers of the neighbouring properties, or the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

PD Rights – Outbuildings

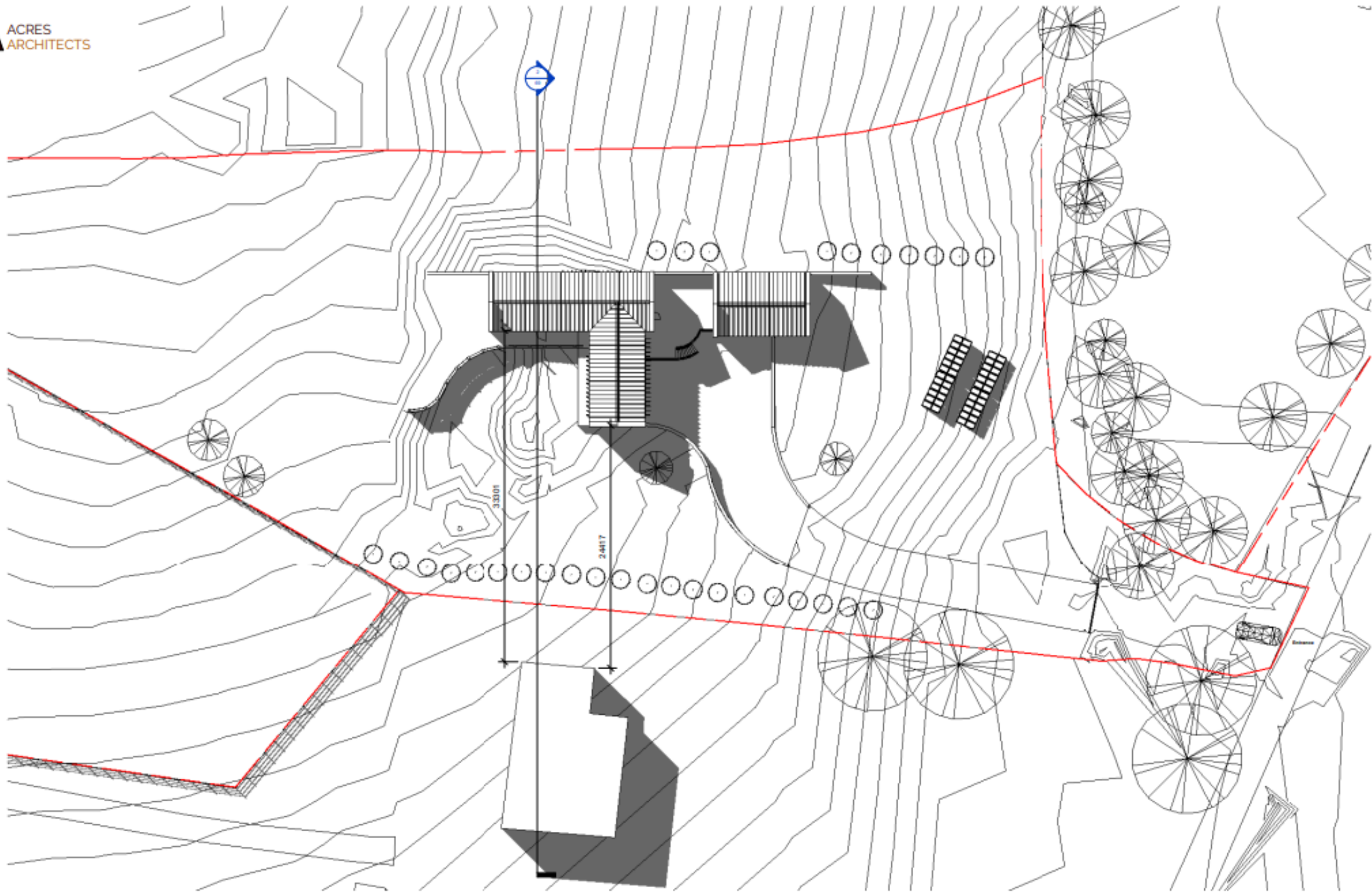
- 18) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, or re-enacting that Order, with or without modification), no buildings etc. incidental to the enjoyment of the dwellinghouse, shall be constructed without planning permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause harm to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 (Promoting Good Quality Design) of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant

1. In reaching this decision, the Council has worked with the Applicant in a positive and proactive manner by determining the application without undue delay. As such, it is concluded that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (September 2023).
2. The permitted development requires the formation of a new / amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with the current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of the access will be the responsibility, and cost, of the applicant and must be agreed prior to the vehicle access application.
3. Please contact Lincolnshire County Council Streetworks and Permitting Team to discuss any proposed statutory utility connection, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this consent.

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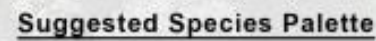
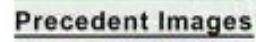


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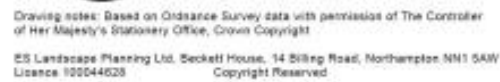


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- Apple
- Cherry
- English Oak
- Field Maple

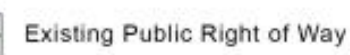
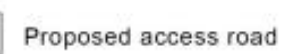
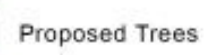
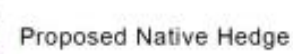
- Blackthorn
- Dogwood
- Field Maple
- Hawthorn
- Hazel
- Spindle
- Wayfaring Tree

- Emorsgate EM43 Mixed Diverse Meadow Mix

- Emorsgate EG22 Strong
Lawn Grass Mix



 Site Boundary
 Proposed Amenity Lawn
 Proposed Species-rich Meadow Grassland



Landscape Strategy Plan

Drawing Ref: 11496L.LSP.001

Date: May 2023 Drawn: SR Checked: AM



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

7 December 2023

S23/1830

Proposal: Change of use from Dwelling (Use Class C3) to Hotel (Use Class C1)
Location: 15 Swinegate, Grantham
Applicant: Mr Dean Harrison
Application Type: Full Planning Permission

Reason for Referral to Committee: The Applicant is related to a District Councillor
Key Issues: Principle of Development

Technical Documents:

- Design and Access Statement
- Heritage Impact Assessment

Report Author

Adam Murray – Principal Development Management Planner



01476 406080



Adam.Murray@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham St Wulfram's

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

28 November 2023

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

S23/1830 – 15 Swinegate, Grantham



Key



Application
Boundary



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1 Description of the site

- 1.1 The application site comprises 15 Swinegate, a Grade II Listed Building, positioned on the western side of Swinegate within the main built-up area of Grantham, to the north of the primary shopping area. The host property is a 19th century, two-storey brick semi-detached with a dormer window, and occupies a plot of approximately 305sq. metres of irregular shaped land.
- 1.2 The site is bound to the south by an existing terrace of two-storey buildings, which vary in residential and commercial land uses. The site is bound to the north by an area of vacant land, which benefits from full planning permission for the erection of a 2 ½ storey building to comprise of 3 (no) dwellings (LPA Ref: S22/1984); it is noted that the approved scheme proposes to directly adjoin the host dwelling through the installation of lead flashing and a compressible board with silicone seal.
- 1.3 The site is bound to the west by Watergate Car Park, which wraps around the existing buildings fronting onto Swinegate, and is bound to the east by Swinegate, beyond which lies further residential and commercial properties. The application site is situated within an area characterised by a mix of uses, including residential and commercial land uses.
- 1.4 The existing built form in Swinegate is characterised by two- and three-storey buildings with narrow frontages and a high density of development typical of a town centre location. The buildings are set on or close to the line at the back of the footway, which contribute to forming a continuous building line and strong sense of enclosure.
- 1.5 The application site is located within the Grantham Conservation Area, and the adopted Conservation Area Appraisal states the following in relation to this part of the town:
- *Swinegate is characterised by two and three storey buildings with narrow frontages and high density of development. The buildings are set on or close to the line at the back of the footway which form a continuous building line along the streets.*
 - *The large number of listed buildings in this area reflects its historic and architectural significance. There are five Grade I Listed buildings: St Wulfram's Church, Grantham House and Stable Block, the Olde Grammar School, and the Church House to the rear of Church Street. There are also a large number of Grade II Listed buildings dating from the 18th century on the west side of Swinegate.*
 - *Swinegate has an attractive mix of buildings which contribute to the visual interest of the site. The buildings are domestic in scale and consist mainly of 18th century brick townhouses of two- and three-storeys which occupy small plots and have narrow frontages. Some also have unusual moustache shaped lintels which are a typical feature of the town centre. Interspersed amongst the townhouses on the west side, are stone buildings of two storeys which date from the 17th and 18th century. The roofs are covered with clay pantiles which, together with the variety of building heights, contribute to an attractive skyline.*
- 1.6 The application site's boundaries of the site are marked by a 2m red brick, pantile capped wall.
- 1.7 As detailed above, the application site falls within the Grantham Conservation Area and is also located within close proximity of a number of designated heritage assets including 21 Swinegate (Grade II Listed) and St. Wulfram's Church (Grade I Listed).

2 Description of the proposal

- 2.1 The current application seeks full planning permission for the change of use of the host property from use as a private dwelling (Use Class C3) to use a Bed and Breakfast (Use Class C2). The current application does not propose any internal or external alterations to the building.

3 Policy Considerations

- 3.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy SP3 – Infill Development
Policy E9 – Visitor Economy
Policy EN1 – Landscape Character
Policy EN4 – Pollution Control
Policy EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
Policy GR4 – Grantham Town Centre Policy
Policy ID2 – Transport and Strategic Transport Infrastructure
- 3.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 3.3 **National Planning Policy Framework (NPPF) (Published September 2023)**
Section 2 – Achieving sustainable development.
Section 4 – Decision-making
Section 6 – Building a strong, competitive economy.
Section 7 – Ensuring the vitality of town centres.
Section 9 – Promoting sustainable transport.
Section 11 – Making effective use of land.
Section 12 – Achieving well-designed places.
Section 14 – Meeting the challenge of climate change, flooding and coastal change.
Section 15 – Conserving and enhancing the natural environment.
Section 16 – Conserving and enhancing the historic environment.

4 Representations Received

- 4.1 **Grantham Civic Society**
4.1.1 No comments received.
- 4.2 **Heritage Lincolnshire**
4.2.1 No comments to make.
- 4.3 **Historic England**
4.3.1 No comments to make.

4.4 **Lincolnshire County Council (Highways & SuDS)**

4.4.1 No objections.

4.4.2 The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant upon the private car and therefore parking is not essential for this proposal.

4.5 **SKDC Conservation Consultee**

4.5.1 No objections.

4.5.2 No 15 is a Grade II Listed C19 double fronted, two-storey and attic brick and slate roofed house, prominently sited within the Grantham Conservation Area with principal frontage directly onto Swinegate.

4.5.3 The proposal is to change the use of the property from a private dwelling to a Hotel. The building already has eight bedrooms, all complete with en-suites as well as ancillary communal accommodation and services. It has historically been used for a considerable time as a bed and breakfast establishment.

4.5.4 There are no proposed internal or external alterations to the building to facilitate the change of use, and there are no issues or objections to the proposal on heritage grounds.

4.6 **SKDC Environmental Protection**

4.6.1 No objections.

5 Representations as a Result of Publicity

5.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

6 Evaluation

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District and is the basis for decision-making in South Kesteven.

6.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

6.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published September 2023) are also a relevant material consideration in the determination of planning applications.

6.4 **Principle of Development**

6.4.1 The current application seeks full planning permission for the change of use of 15 Swinegate from a private dwelling to use as a bed and breakfast / hotel (Use Class C2).

- 6.4.2 Policy E9 (Visitor Economy) supports the provision of new overnight accommodation within the District, subject to proposals being of an appropriate scale to the setting of the area, and where necessary, a sequential approach should be followed.
- 6.4.3 In this respect, the current application proposes the change of use of an existing building located within the main built-up area of Grantham to form an 8-bed bed and breakfast facility, and it is Officer's assessment that the proposed tourism use would be appropriate for the site's location and would also be consistent with the sequential approach to development, which seeks to direct development towards the most sustainable locations. As such, it is Officer's assessment that the application proposals would be consistent with Policy E9 of the adopted Local Plan.
- 6.4.4 Similarly, Policy GR4 (Grantham Town Centre Policy) identifies that "*within the town centre, development or re-use of buildings for a range of uses, including retail, leisure, offices, food and drink, cultural and residential will be supported...*
- Within the town centre boundary, proposals for A-uses will be supported, as well as proposals for Offices (B1), Health Care and Day Nurseries (D1) and leisure and tourism related uses i.e., cinema, recreation facilities (D2) and appropriate residential development on upper floors, provided that the use does not cause undue harm to the character and appearance of the town centre, nor generate "dead shopping frontages".*
- 6.4.5 In view of the above, it is Officer's assessment that the application proposals would be consistent with Policy GR4 of the adopted Local Plan.
- 6.4.6 Taking the above into account, whilst the proposed development would result in the loss of a single dwelling, it is acknowledged that the scheme would provide an economic benefit to the town through the generation of 3 ½ full time equivalent (FTE) employment opportunities. As such, it is Officer's assessment, that the proposed development would accord with Policy SP1, SP2, SP3, E9 and GR4 of the adopted Local Plan and Section 6 and 7 of the National Planning Policy Framework. Therefore, the principle of development is acceptable, subject to material considerations. These matters have been assessed in detail below.
- 6.5 **Impact on heritage assets**
- 6.5.1 As previously stated, the application property is a Grade II Listed building, and is also located within the Grantham Conservation Area.
- 6.5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any features or special architectural or historic interest which it possesses. Similarly, Section 72 of the Act requires Local Planning Authorities to give special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 6.5.3 In connection with the above, as identified, the current application seeks permission for the change of use only, and does not entail any internal or external alterations to the building. The Council's Conservation Consultee has been consulted on the application and has confirmed that they have no objections to the proposed change of use. Similarly, Historic England have also confirmed that they do not wish to comment on the proposals and have deferred to the Council's Conservation Consultee.
- 6.5.4 Taking the above into account, it is Officer's assessment that the application proposals would not result in any adverse impacts on the setting and significance of the host listed

building and the Grantham Conservation Area. As such, it is Officer's assessment that the application proposals would accord with Policy EN6 and Section 16 of the Framework in relation to heritage matters.

6.6 Impact on neighbouring land uses

- 6.6.1 In respect of the potential impact on the amenity of neighbouring land uses, it is appreciated that the proposed development would not entail any changes to the external appearance of the building, and therefore, would not give rise to any additional impacts in respect of loss of light, privacy and outlook in comparison to the existing, lawful use as a residential dwelling.
- 6.6.2 Furthermore, it is also appreciated that Swinegate is characterised by a mix of land uses, including residential and commercial land uses. Whilst the proposed change of use is likely to result in a change in the nature of the occupation of the property i.e., increased footfall when compared to a private residential property; it is Officer's assessment that this would not result in any unacceptable adverse impacts in respect of noise impacts.
- 6.6.3 With regards to this, the Council's Environmental Protection Officer has been consulted on the application proposals and has confirmed that they have no objections.
- 6.6.4 Consequently, it is concluded that the application proposals would not give rise to any unacceptable adverse impacts on privacy, light, overshadowing or outlook for existing and future occupants, and would not result in any unacceptable impacts in respect of noise pollution. Thus, the application scheme would accord with Policy DE1 and EN4 of the adopted Local Plan, the Design Guidelines SPD, and Section 12 of the Framework in respect of amenity considerations.

6.7 Impact on the character and appearance of the area

- 6.7.1 As indicated above, the proposed development seeks planning permission for the change of use of the property only, and does not involve any internal or external alterations to the building.
- 6.7.2 Therefore, the proposed development would not result in any unacceptable impacts on the character and appearance of the area, and as such, would accord with Policy DE1, EN1 and SP3 of the adopted Local Plan, the Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

6.8 Access and Highways Impacts

- 6.8.1 In respect of the impact of the proposed development on the local highways network, Lincolnshire County Council have been consulted on the proposals and have confirmed that they have no objections. In respect of the requirement for parking to serve the scheme, LCC Highways have stated "The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and, therefore, parking is not essential for this proposal. However, there is parking available in the vicinity of the site, including on street parking and a public car park".
- 6.8.2 Consequently, it is deemed that the application site benefits from a location which would encourage future users to travel to / from the site via sustainable modes of transport. The proposals are not considered to give rise to any unacceptable adverse impacts on highways safety and capacity. Taking the above into account, the application proposals are assessed

as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan and Section 9 of the Framework.

6.9 Climate Change

6.9.1 As identified above, the site is located within the main built-up area of Grantham, which is identified as being a focal point for growth within the adopted Local Plan and, therefore, is deemed to be an appropriate location for tourism uses. As such, the application scheme would accord with the locational principles of Policy SB1.

6.9.2 Consequently, the proposal would represent sustainable development when considered as a whole, and, therefore, would comply with Policy SD1 of the adopted South Kesteven Local Plan.

7 Crime and Disorder

7.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

8 Human Rights Implications

8.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

9 Planning Balance and Conclusions

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

9.2 In this respect, the statutory provisions set out in Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 hold considerable weight and importance in the decision-making process, as established through case law. This requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any features of special architectural or historic interest which it possesses; as well as given special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

9.3 In this case, the current application seeks planning permission for the change of use of the Grade II Listed 15 Swinegate from a private dwelling to use as a bed and breakfast / hotel (Use Class C2). As such, the change of use of the site for the provision of tourism accommodation would be in accordance with the overall principles of the spatial strategy for the District, as set out in Policy SP1, SP2, SP3, E9 and GR4 of the adopted South Kesteven Local Plan, and as such, are acceptable in principle subject to material considerations.

9.4 In this respect, the application proposals seek permission for the change of use only, and do not propose any internal or external alterations to the host building. As such, the application scheme would not give rise to any unacceptable impacts on the listed building, conservation area or the character and appearance of the wider area.

- 9.5 The application proposals accord with the adopted Development Plan in respect of all technical considerations.
- 9.6 Taking the above into account, the application proposals would accord with the adopted Development Plan when taken as a whole, and there are no material considerations in this case, including the statutory obligations set out in Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which have been afforded considerable weight and importance in the decision-making process, to indicate that planning permission should not be granted.

10 Recommendation

- 10.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 1. Site Location Plan (Dated 4 October 2023)
 2. Site Plan (Ref: 06)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Standard Note(s) to Applicant

- 1) In reaching the decision, the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (September 2023).
- 2) The current planning permission grants permission for the change of use only. In the event that any internal or external alterations are required to deliver the proposed change of use, further planning permission and / or listed building consent will be required.

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**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

7 December 2023

Report of Cllr Phil Dilks, Cabinet
Member for Housing and Planning

Authority Monitoring Report

Report Author

Shaza Brannon, Planning Policy Manager

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Purpose of Report

The annual publication of the Authority's Monitoring Report (AMR) is a statutory requirement for all Local Authorities. The AMR covers the period from 1 April 2022 to 31 March 2023 and reviews progress in preparing development plans and the extent to which South Kesteven District Council's policies have been put into effect.

Recommendations

That the Committee:

1. Endorses the 2022-2023 Authority Monitoring Report (Appendix A) and agrees to it being published via the Council's website.

Decision Information	
Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Growth and our economy
Which wards are impacted?	All Wards

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 There are no direct financial implications arising from the report or the AMR which is prepared in house and monitors the effectiveness of existing policies.

Completed by: Richard Wyles, Deputy Chief Executive Officer and s151 Officer.

Procurement

- 1.2 There are no identified procurement implications. The AMR has been prepared in house.

Legal and Governance

- 1.3 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires local planning authorities to publish an AMR annually.

Completed by: Mandy Braithwaite, Legal Executive

Risk and Mitigation

- 1.4 There are no identified risks with publishing the AMR. If the AMR were not to be published, the Council would risk non-compliance with regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 which requires local planning authorities to publish an AMR annually.

Completed by: Tracey Elliot, Governance & Risk Officer

Health and Safety

1.5 There are no identified Health and Safety implications.

Diversity and Inclusion

1.6 Diversity and inclusion has been considered through the Equalities Impact Assessment undertaken for the adopted Local Plan, which the AMR monitors.

1.7 The Local Plan is also subject to a Statement of Community Involvement which seeks to ensure that Local Plan preparation and consultation is inclusive and meets the development needs of South Kesteven District's community.

Completed by: Carol Drury, Community Engagement Officer

Safeguarding

1.8 There are no identified safeguarding implications.

Human Resources

1.9 There are no identified human resource implications.

Community Safety

1.10 There are no identified community safety implications.

Mental Health and Emotional Wellbeing

1.11 There are no identified mental and emotional wellbeing implications.

Climate Change

1.12 The Authority Monitoring Report (AMR) monitors the policies within the Local Plan which help shape the environment and respond to climate change. It also monitors the stages of the emerging Local Plan review which will consider the Council's declaration of a climate emergency.

Completed by: Serena Brown, Sustainability & Climate Change Officer

2. Background to the Report

- 2.1 The Council's Vision is to "be the best district in which to live, work and visit". The Local plan and Planning have a key role to play in realising this vision. Housing that meets the needs of all residents is a key priority for South Kesteven District Council (SKDC). As detailed in the Corporate Plan (2020-2023), the Council considers high quality housing as essential for all and is committed to working with partners to provide this. Delivering the growth of the economy and building healthy and strong communities are also key themes in the Corporate Plan; these are integral to the policies Council's Local Plan and delivering sustainable development.
- 2.2 There is a statutory requirement for the Council to publish up-to-date information which has collected for monitoring purposes, and report on the progress against the Local Development Scheme. The requirements are set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The requirements include:
- Assessing progress of any Local Plan and supplementary planning documents against the timetable and milestones set out in the Local Development Scheme (LDS)
 - Assessing the extent to which Local Plan policies are being implemented
 - Number of completed dwellings, including affordable completions
 - Details and progress of Neighbourhood Plans being prepared
 - Information relating to Community Infrastructure Levy (CIL) receipts and expenditure where CIL charge has been introduced and;
 - Details information relating to co-operation under the Duty to Co-operate (Section 33A)
- 2.3 The annual publication of an Authority Monitoring Report (AMR) is considered appropriate for meeting the requirements. It is good practice to produce an AMR annually to both monitor the Local Plan and aid decision-making when assessing planning applications.
- 2.4 The Monitoring and Implementation Framework appendix of the Local Plan assesses the performance of the Local Plan policies and overall progress in delivering the strategic objectives of the Local Plan. Indicators were established to provide information about whether policies were achieving their objectives, determine targets being met, and verify whether policies in the Local Plan remain relevant or require updating.
- 2.5 The AMR presented in **Appendix A** is the third report prepared since the adoption of the Local Plan 2011-2036 and monitors the period 1 April 2022 to 31 March 2023.
- 2.6 The AMR includes information on the implementation of the Local Development Scheme, the Local Plan Review, Supplementary Planning Documents,

Neighbourhood Plans and information relating to co-operation under the Duty to Cooperate.

- 2.7 Data monitoring performance against Local Plan policies has been collected and is reported within the AMR. This includes data on: housing, employment, natural and built environments, renewable energy, town centres, infrastructure and developer contributions, and community facilities.
- 2.8 The AMR provides a baseline which can be built upon as the policies within the Local Plan take effect. Many of the targets within the Monitoring and Implementation Framework appendix to the Local Plan are to be achieved over the Local Plan period. Therefore, by its very nature, the three year's monitoring does not provide a true reflection of performance of all Local Plan policies.
- 2.9 The data collected in the AMR provides context to inform the review of the Local Plan. The AMR also reports progress on the timetable and milestones for the preparation of Planning Policy documents including progress towards the Local Plan Review.

Headline Monitoring Results

- 2.10 Detailed below are headline monitoring results taken from the AMR.

Local Development Scheme

- 2.11 The Local Development Scheme (LDS) is a project plan which sets out the timetable to produce new or revised development plan documents which will form the Council's Local Development Plan.
- 2.12 The Council is reviewing the current Local Plan (2011-2036) adopted in January 2020 in line with the Local Development Scheme. The review process began in April 2020. The 'Issues and Options' Consultation was undertaken in October 2020. A Call for sites was launched at the same time to establish the availability of land for development within the district.
- 2.13 The most recent Local Development Scheme was approved in May 2023. The previous Local Development Scheme was approved in October 2022 and was updated to reflect the decision to delay the Local Plan Review in March 2023. The Council is continuing to progress with the Local Plan Review, with a consultation on a draft Local Plan to commence in Winter 2024/25.
- 2.14 All policies within the adopted Local Plan are being implemented and remain part of the development plan.

Housing Delivery

- 2.15 A total of 642 new homes (net) were completed between 1 April 2022 and 31 March 2023, against an annual requirement of 650 homes. Completions in the four market towns (Bourne, Grantham, Stamford, and The Deepings) accounted for 75% of all completions. Grantham accounted for 20% of urban completions.
- 2.16 A mixture of house types were delivered within the district. A greater value of semi-detached and detached homes were delivered, with 3-bedroomed homes the most prominent size of housing.
- 2.17 A 5 year housing land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure. The council's five-year housing land supply assessment for 2022-2027 was confirmed through an Annual Position Statement. A 5.2 years' supply was confirmed for one year until 31 October 2023.

Affordable Housing Delivery

- 2.18 Of the 642 homes delivered, 151 affordable homes were completed, which accounts for 23.5% of the total completions. 60% of affordable completions were in the market towns and 40% in Large Villages and 100% on qualifying sites set to deliver at least 30% or 20% in the urban area of Grantham.
- 2.19 Affordable Housing includes affordable rented, social rented and intermediate housing (e.g. shared ownership and First Homes). Provided to specified eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Intermediate Housing is also known as affordable home ownership.

Neighbourhood Plans

- 2.20 Neighbourhood Plans set out a vision for an area and should contain planning policies for the use and development of land.
- 2.21 A map showing the full coverage of adopted and areas designated for neighbourhood planning is reflected within the AMR. During this monitoring period one Neighbourhood Plan (Stamford) was formally made. The Council continues to work with neighbourhood planning groups and other areas in developing neighbourhood plans.

Duty to Cooperate

- 2.22 Under the 2011 Localism Act and the National Planning Policy Framework (NPPF), local planning authorities have a legal Duty to Cooperate with other local planning authorities and organisations to seek to address strategic planning matters that are driven by larger than local issues that are likely to have an impact beyond their

immediate Local Plan area. The Duty to Cooperate is the mechanism for ensuring the right issues are addressed, in the right way, and with the right partners to maximise the effectiveness of policy and plan-making.

- 2.23 The Council continues to fulfil the Duty to Cooperate with neighbouring authorities and other bodies. During this monitoring period, the Council engaged on key strategic matters including the Strategic Infrastructure Delivery Framework, Energy Option Analysis and Greater Lincolnshire Nature Recovery Strategy which are or have been produced by authorities in Greater Lincolnshire within this monitoring period. The Council also engaged on the delivery of a cross boundary development Stamford North which extends into Rutland County.

Local Plan Policy Performance

- 2.24 The AMR concludes that whilst the current Local Plan is generally performing well, there are targets which have not been met, such as the provision of sufficient Gypsy and Travellers sites. Through review of the Local Plan, the Council seeks to tackle under provision.
- 2.25 Regarding housing completions, whilst the delivery of 642 dwellings in the monitoring period (2022/23) is close to meeting the required target of 650 dwellings per annum, there is a historic shortfall in housing delivery.
- 2.26 The Council successfully demonstrated a 5.2 year housing land supply which was fixed for one year through the 2022 Annual Position Statement. The Local Plan Review seeks to allocate sufficient development land to meet the Council's housing requirement for new plan period, up to 2042. This will help to ensure that the Council's 5 year housing land supply is maintained.

3. Key Considerations

- 3.1 It is a regulatory requirement to publish an AMR annually.
- 3.2 The AMR is an annual summary of key facts and figures demonstrating implementation of local plan policies. Information included in the AMR is not limited to statutory requirements, and consequently where there are areas of activity that Members consider should be included to reflect local priorities, Committee are invited to request the inclusion of such information.

4. Other Options Considered

- 4.1 Publication of monitoring reports is a statutory requirement which must be published on-line as soon as they become available to enable the public to be informed of the monitoring information collated. It is for this reason the 'do nothing' option was discounted.

5. Reasons for the Recommendations

- 5.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires Local Planning Authorities to publish an AMR. As the report is factual, there are no feasible alternatives to publishing the document. The AMR provides clarity around progress on the delivery of the Local Plan's objectives and policies; and will help to ensure that the emerging Local Plan's policies are fit for purpose.

6. Consultation

- 6.1 The Authority Monitoring Report relies on information from many of the council's services with detailed input from Planning Policy Development Management, Economic Development and Regeneration and Housing.
- 6.2 The AMR is factual and there are no regulatory requirements to consult.

7. Background Papers

- 7.1 The Localism Act 2011, published online and available via:
<https://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>
- 7.2 South Kesteven District Council Local Plan 2011-2036, Monitoring and Implementation Framework, published January 2020 and available online via:
<https://www.southkesteven.gov.uk/sites/default/files/2023-08/Appendix 4 Local Plan Monitoring and Implementation Framework.pdf>
- 7.3 National Planning Policy Framework, updated 20 July 2021 published online and available via:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

8. Appendices

- 8.1 Appendix A: Authority Monitoring Report (1 April 2022 to 31 March 2023).



South Kesteven District Council

Authority Monitoring Report

1st April 2022 – 31st March 2023

December 2023

Executive Summary

The Planning and Compulsory Purchase Act 2004 introduced the requirement for local planning authorities to produce an Annual Monitoring Report in order to monitor policy implementation and progress made against the Local Development Scheme.

Authority Monitoring Reports (formally known as Annual Monitoring Reports) are an important tool to monitor the implementation of the Council's Local Development Scheme. Previous Government guidance on monitoring indicators has been revoked and superseded by new Planning Regulations. Although these regulations prescribe certain information that these Authority Monitoring Reports need to contain, there is significant scope for the Local Planning Authority (LPA) to determine what indicators to include.

The most recent Authority Monitoring Report was published in 2022 which was the second Authority Monitoring Report since the adoption of the Local Plan (January 2020). This is the third Authority Monitoring Report prepared since the adoption of the Local Plan and monitors the development plan over the period 1st April 2022 – 31st March 2023.

This Authority Monitoring Report also reports upon the list of indicators contained within the Monitoring and Implementation Framework at Appendix 4 of the adopted Local Plan.

The following summaries the key findings of the report:

- Regulation 18 is the next stage of the Local Plan Review which will be published for consultation Winter 2023/24.
- 642 new homes were completed (net), including 151 affordable homes.
- 75% of all completions were within the four main market towns, with 20% in Grantham.
- As at 31st March 2022, South Kesteven had a fixed 5 year housing land supply of 4,077 dwellings equivalent to 5.2 years supply for one year (until 31st October 2023);
- The Stamford Neighbourhood Plan was formally made.

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Appendices

Appendix 1: Local Plan Monitoring and Implementation Framework.

Appendix 2: Glossary.

Appendix 3: Appeal Monitoring

Section 1: Introduction

Overview

- 1.1 This is the third Authority Monitoring Report (AMR) of South Kesteven District Council's since the adoption of the Local Plan (2011-2036) in January 2020. It provides information on the progression of preparing Planning Policy documents and the performance monitoring information for the period 1st April 2022 – 31st March 2023.
- 1.2 The AMR is the main mechanism for assessing the performance and progress of the Local Plan. Review and monitoring are key aspects of the Local Plan process and should be undertaken on a continuous basis. Reporting the outcome of this monitoring provides an effective mechanism for assessing the overall performance of the Planning Policy Framework, and ensures that the findings of the monitoring are used directly in review of policy when necessary.

Requirements of the Authority Monitoring Report

- 1.3 South Kesteven District Council is required, by the Localism Act 2011 to produce and publish an AMR annually. The general requirements of what must be covered by the AMR are set out in Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. These include:
- Assessing progress of any Local Plan and supplementary planning documents against the timetable and milestones set out in the Local Development Scheme (LDS).
 - Assessing the extent to which Local Plan policies are being implemented
 - Number of completed dwellings, including affordable completions
 - Details and progress of Neighbourhood Plans being prepared
 - Information relating to Community Infrastructure Levy (CIL) receipts and expenditure, where CIL charge has been introduced and;
 - Details information relating to co-operation under the Duty to Co-operate (Section 33A).

Content

- 1.4 The AMR is divided into four sections: Introduction, Profile of South Kesteven, AMR Requirements, and the Local Plan Monitoring Indicators.
- 1.5 Section 2 presents contextual information on the profile of South Kesteven. Section 3 sets out the requirements of the AMR including information on the Review of the Local Plan, Duty to Cooperate, Neighbourhood Planning, and Brownfield Register. Section 4 provides context information and sets out assessment of the monitoring information for each of the Monitoring Indicators set out in the Monitoring and Implementation Appendix of the Local Plan.
- 1.6 Cross reference between the Monitoring Implementation Framework and the report can be found in Appendix 1 which highlights where the information for each indicator can be found in the report.
- 1.7 A Glossary has been included (Appendix 2) to provide a brief explanation of the main technical terms within the report.

Section 2: South Kesteven Profile

Overall Context

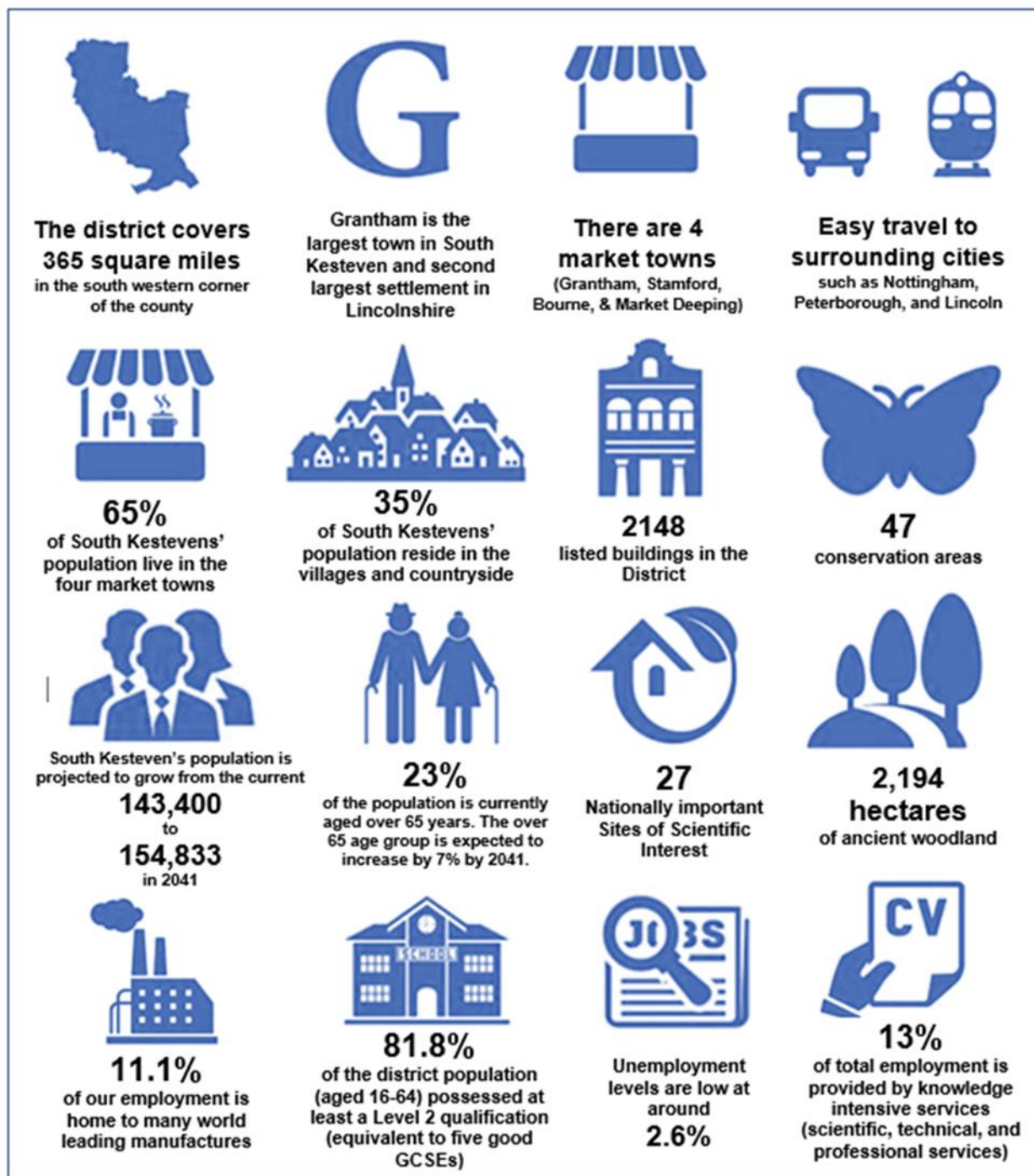


Figure 1: District Profile (Source: [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#) / [Ward-level population estimates \(Experimental Statistics\) - Office for National Statistics \(ons.gov.uk\)](#))

- 2.1 A detailed portrait of South Kesteven including data on population, households, economy, and education can also be found at [District Area Profiles published by the Lincolnshire Research Observatory](#).

Location

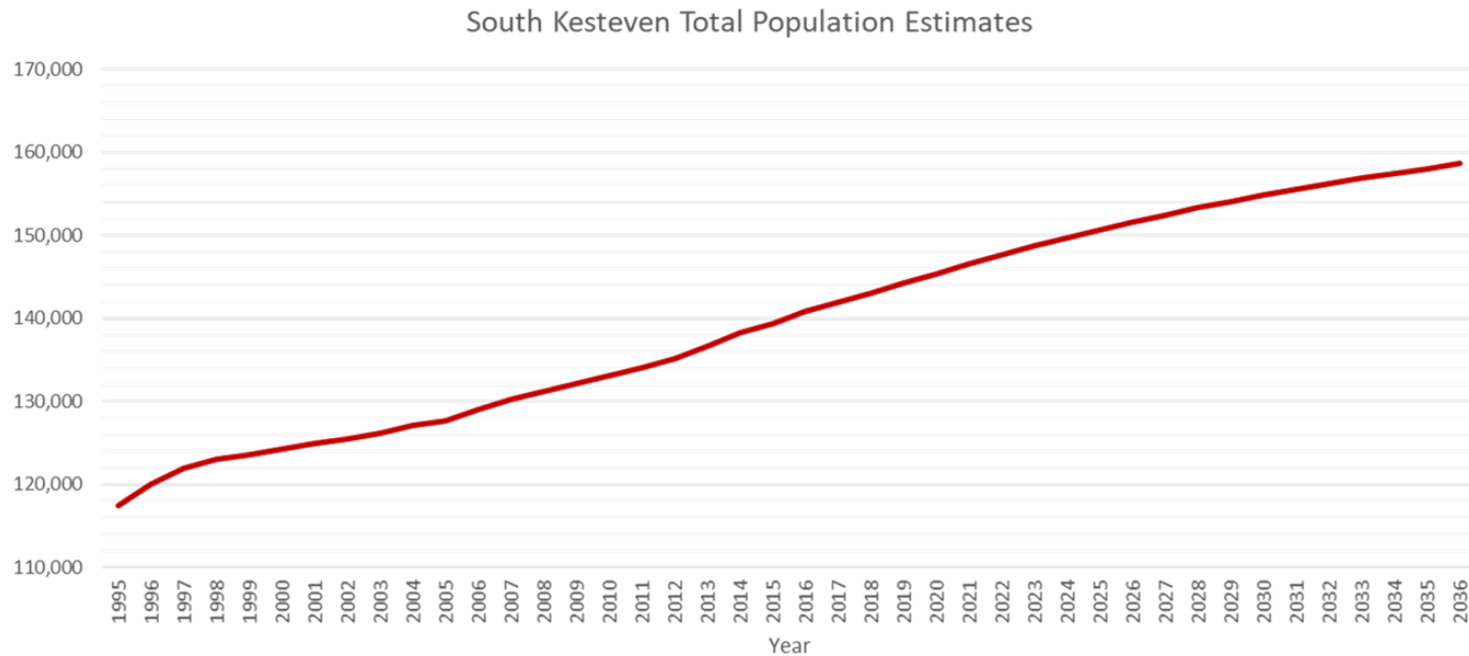
- 2.2 South Kesteven is one of seven districts located in Lincolnshire. It is situated in the southwest corner of Lincolnshire and covers an area of 365 square miles. The district includes the four market towns Grantham, Stamford, Bourne, and the Deepings. There are 15 larger villages (as identified in the adopted Local Plan), and many smaller villages, and hamlets.
- 2.3 The main concentration of residents are located in Grantham, with an estimated population of over 49,998. As a growth point, Grantham has historically had strategic importance due to its location on the River Witham, Great North Road, and rail links.



Figure 2: South Kesteven in Geographical Context

Population

- 2.4 There is an estimated population of 143,400 in South Kesteven, of this 48% are male, and 52% are female according to the Office of National Statistics population 2021 Census. It is estimated that by the end of the Local Plan period (2036) the population of South Kesteven will be 158,647.



South Kesteven	2011 Census	2012 mid-year estimate	2013 mid-year estimate	2014 mid-year estimate	2015 mid-year estimates	2016 mid-year estimates	2017 mid-year estimates	2018 mid-year estimates	2019 mid-year estimates	2020 mid-year estimates	2021 Census (rounded estimate)	% change 2011-2021	% change 2020-2021
	134,100	135,200	136,600	138,300	139,400	140,900	141,662	141,853	142,424	143,225	143,400	+6.9%	+0.12%

Figure 3: South Kesteven Total Population Estimates (Source: Office for National Statistics)

Section 3: Authority Monitoring Report Local Planning Regulations

Local Development Scheme

- 3.1 This section considers whether the timetable and milestones of the preparation of documents listed in the Local Development Scheme (LDS) is being met, as required by Section 34(1) of the 2012 Regulation. The AMR covers the period 1st April 2022 to 31st March 2023 and the information below reflects this monitoring period. However, up to date progress on the preparation of the Local Plan Review can be found on the Councils website.
- 3.2 The LDS is a project plan to inform the community and others what strategic planning documents are being prepared over the next three years. It identifies key milestones in their preparation, including the stages where documents will be made available for consultation. The LDS was most recently updated in May 2023. The 2023 LDS sets out the timetable for any Development Plan Document (DPD) to be prepared for the period 2023-2026.

Local Plan

- 3.3 The Council is reviewing the Local Plan adopted in January 2020. The Inspector's final report on the current Local Plan (2011-2036) commits the Council to undertake an early review of the Local Plan, with submission by the end of December 2023. The review process started in April 2020.
- 3.4 The Issues and Options consultation ran for 6 weeks between 12th October and 23rd November 2020. This was the first opportunity for the local community to become involved in the preparation of the review of the Local Plan as it set out the scope of the review and key issues and options to be considered within the review. Alongside the Issues and Options consultation, a Call for Sites was launched to establish what land is available for development within the district. This process closed in September 2022.
- 3.5 The most recent LDS was approved in May 2023¹. The previous LDS was approved in October 2022 and was updated to reflect the decision to delay the Local Plan Review.
- 3.6 The LDS published in October 2022 indicated that a Draft Local Plan would be published in March 2023 for a six-week consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) and in conformity with the 2022 LDS. However, there have been subsequent proposed changes to national policy which prompted a delay to the published timetable.
- 3.7 Conformity with the latest National Planning Policy Framework (NPPF) is identified as a specific matter to be addressed through the Local Plan Review. Therefore, the Council delayed consultation on the Draft Local Plan as reviewing the Local Plan in accordance with the latest version of the NPPF will help ensure the Local Plan is prepared in accordance with the most recent national policy.

¹ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/local-development-scheme>

- 3.8 The Government published a consultation on amendments to the NPPF in December 2022 with the consultation closing 2 March. The Government initially advised it will respond to the consultation in Spring 2023, adopting the NPPF revisions as part of this exercise. However, the Government has now indicated this will happen ‘in due course’.
- 3.9 As there has since been no publication of the outcome of the consultation, the Council is continuing to progress with the Local Plan Review. The consultation on a draft Local Plan is now expected to commence in Winter 2024.
- 3.10 The key milestones and timescales of the Local Plan preparation included in the LDS are set out below in Table 1.

Table 1: Local Plan key milestones and timescales

LP Review Stage	Proposed Date	Actual Progress
Commencement of Document preparation	April 2020	Completed: April 2020
Issues and Options + Call for Sites Consultation (Regulation 18)	October 2020	Completed: 12 th October – 23 rd November 2020.
Draft Consultation on Local Plan Review (Regulation 18)	Winter 2023/24	
Pre Submission Consultation (Regulation 19)	Summer 2024	
Submission to the Secretary of State (Regulation 22)	Winter 2024/25	
Public Examination (Regulation 24)	Winter 2024/25 – Winter 2025/26	
Inspector's Report (Regulation 25)	Winter 2025/26	
Adoption (Regulation 25)	Spring 2026	

Other Local Development Documents

Statement of Community Involvement

- 3.11 The Council's Statement of Community Involvement (SCI)² was adopted on 14th October 2021.
- 3.12 The SCI outlines how organisations and individuals can be involved in both the plan making process and consideration of planning applications. The document sets out the standards, methodology, and arrangements on how the Council will consult and report back to those engaged in the process.

² <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/statement-community-involvement>

Adopted Development Plan Documents at Time of Publication of AMR

Local Plan 2011-2036

- 3.13 The Local Plan (2011-2036)³ was adopted January 2020. This document sets out the vision, objectives, spatial strategy, policies for development and allocated sites for development in South Kesteven up to 2036. It applies to the whole administrative area of SKDC.

Other Plans: Lincolnshire Minerals and Waste Local Plan

- 3.14 Lincolnshire County Council are responsible for the production, monitoring and review of the [Minerals and Waste Local Plan](#) (LMWLP). The LMWLP is made up of two parts and sets out the key principles to guide future winning and working of minerals, form of waste management, development criteria, specific proposals, and policies for the provision of land for minerals and waste development in the county up to 2031.
- 3.15 Lincolnshire County Council are preparing a new minerals and waste Local Plan for Lincolnshire. The new plan will replace both parts of the adopted LMWLP. Further information including the timetable for updating the LMWLP can be found at the link below:

<https://www.lincolnshire.gov.uk/planning/minerals-waste/2>

Supplementary Planning Documents

- 3.16 Supplementary Planning Documents (SPD) provide more detailed guidance on how a particular policy should be implemented or site developed. SPDs are not subject to independent examination and there is no requirement for the LDS to include a timetable for the preparation of SPDs.
- 3.17 The following SPDs accompany the adopted Local Plan
- Planning Obligations (adopted June 2012)
 - Rectory Farm Supplementary Planning Document (adopted November 2021)
 - Design Guidelines for Rutland and South Kesteven (adopted November 2021)

³ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/south-kesteven-local-plan>

Neighbourhood Planning

- 3.18 Neighbourhood planning provides communities with the ability to directly shape their local area and the development within it. Neighbourhood plans are led by a qualifying body such as a Parish or Town Council or a Neighbourhood Forum. The plans contain a vision, aims, proposals and planning policies for improving and conserving the areas.
- 3.19 Following the introduction of Neighbourhood Planning with the Localism Act 2011 and the Neighbourhood Planning Regulations 2012, 22 Neighbourhood Areas have been designated in South Kesteven.
- 3.20 During this monitoring period, one Neighbourhood Plan (Stamford) was formally made by South Kesteven District Council.
- 3.21 Table 3 below, shows the latest position for Neighbourhood Planning in South Kesteven, this information is based on the most up to date information available and therefore includes information which occurred after 31st March 2023.

Table 2: South Kesteven Neighbourhood Plan Areas Status

Area	Date of Designation	Current Status
Barrowby	12/06/2017	Area Designated
Baston	26/06/2013	Area Designated
Bourne	23/06/2015	Area Designated
Carlby	23/09/2016	Made (11/03/2019)
Carlton Scroop and Normanton	13/10/2016	Area Designated
Castle Bytham	04/10/2019	Area Designated
Caythorpe and Frieston	25/06/2020	Made (18/05/2023)
Claypole	20/03/2014	Area Designated
Colsterworth and District	15/02/2013	Made (05/09/2017)
Corby Glen	24/01/2017	Area Designated
Foston	15/02/2013	Made (05/06/2017)
Hough on the Hill	08/01/2012	Made (03/07/2015)
Long Bennington	06/11/2012	Made (19/07/2017)
Old Somerby	15/08/2016	Made (29/06/2021)
Pointon and Sempringham	19/12/2016	Area Designated
Rippingale	23/09/2016	Made (18/05/2023)
Ropsley and District	13/10/2016	Made (29/06/2021)
Skillington	18/06/2015	Made (05/09/2017)
Stamford	30/03/2016	Made (25/07/2022)
Stubton	15/02/2013	Made (03/07/2015)
The Deepings	31/03/2016	Made (29/06/2021)
Thurlby	18/09/2014	Made (11/03/2019)

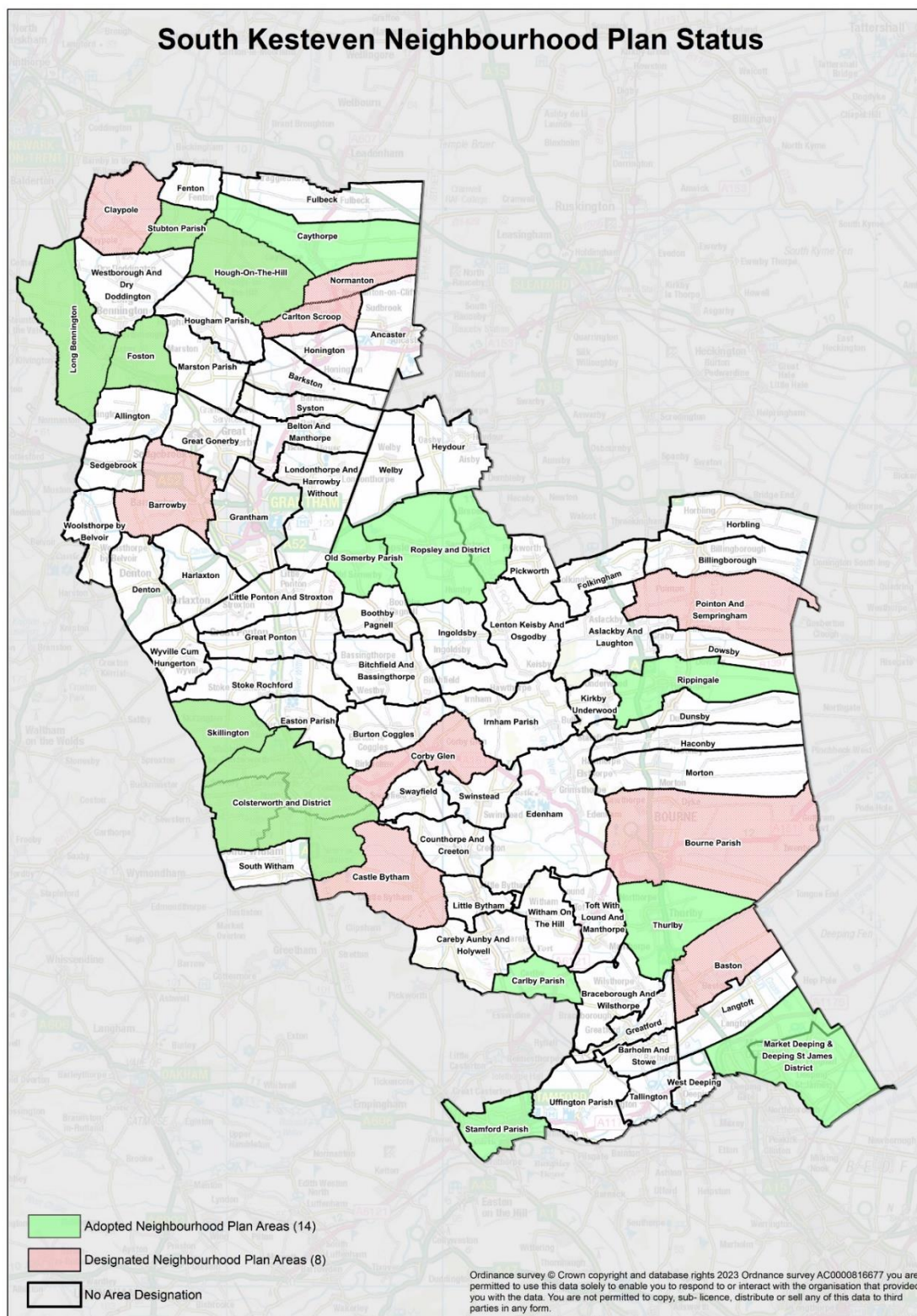


Figure 4: Current Neighbourhood Plan Map

3.22 You can view more information on the preparation of Neighbourhood Plans on the neighbourhood planning webpage on the Council's website.⁴

⁴ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/neighbourhood-plans>

Duty to Cooperate

- 3.23 The Duty to Cooperate, introduced through the Localism Act (2011) requires local planning authorities to work with other neighbouring authorities and other prescribed bodies on preparing development plan documents.
- 3.24 South Kesteven, has been involved in and has undertaken a range of strategic planning matters, including meetings and consultations with neighbouring authorities adjoining the boundary of the district and within the Peterborough sub-regional Housing Market Area (HMA).
- 3.25 During this monitoring period, the Council has undertaken the following:
- Stamford North, a cross boundary Local Plan allocation which extends into Rutland County. The development is anticipated to deliver around 1,300 homes within South Kesteven as well as key infrastructure, services and facilities. The Local Plan policy makes reference to the site extending into Quarry Farm, Rutland with an additional capacity of 650 dwellings. SKDC has been liaising with Rutland County Council on the delivery of Stamford North. In October 2023, a Statement of Common Ground was approved by respective Cabinets.
 - A Strategic Infrastructure Delivery Framework has been produced by councils within Greater Lincolnshire
 - An Energy Options Analysis was commissioned by authorities within Greater Lincolnshire
 - Collaborating with other authorities in Greater Lincolnshire and the Greater Lincolnshire Nature Partnership to produce a Greater Lincolnshire Nature Recovery Strategy
 - The Council has been responding to Lincolnshire County Councils consultations on a review of the Minerals and Waste Local Plan which covers the wider Lincolnshire area.
 - The Council as a neighbouring authority has been responding to Rutland County Councils consultations regarding the development of its Local Plan.
- 3.26 Throughout, the review of the Local Plan, the Council will continue to engage in the context of the Duty to Cooperate with neighbouring authorities and other organisations, some of the key partners are: Local Authorities within the sub-regional Peterborough HMA, Environment Agency, Historic England, Natural England, Highways England, Network Rail, Upper Witham Internal Drainage Board, NHS Local Area Team, National Grid UK, Greater Lincolnshire Nature Partnership, Anglian Water, Lincolnshire Wildlife Trust, Severn Trent Water.
- 3.27 The Council intends to submit the Local Plan to the Secretary of State by the end of 2024, and this will be accompanied by a full Duty to Cooperate Statement.

Community Infrastructure Levy

- 3.28 The Community Infrastructure Levy (CIL) legislation was introduced in April 2010 and this allows local authorities to levy a charge to raise contributions from developers to help pay for strategic infrastructure that is needed as a result of development. It is intended to supplement other funding streams to ensure that new development infrastructure can be

provided to support local growth and to give councils and communities more choice and flexibility in how they fund infrastructure.

- 3.29 A decision on the introduction of CIL has not been made. The Council intends to update the current Planning Obligations Development Plan Document (June 2012) once the Government's decision on a new national Infrastructure Levy has been published.

Brownfield Register

- 3.30 The Council is required to prepare and publish annually a Brownfield Land Register. This provides information on brownfield (previously developed) land that is suitable for housing. The inclusion of a site on the Brownfield Land Register is required to meet certain assessment criteria set out in Regulations.
- 3.31 The Register can consist of two parts;
- Part 1 is a list of all Brownfield sites considered to be appropriate for residential development
 - Part 2 is made up of sites which have been taken forward from Part 1 of the Register and given Planning Permission in Principle
- 3.32 There are 12 sites on Part 1 of the Register, there are currently no sites in Part 2 of the register.

Implementation of Policy

- 3.33 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require the AMR to identify any policies in a Local Plan that are not being implemented and explain the reasons why. There are no policies in the current Local Plan that are not being implemented. All policies remain part of the Development Plan.

Section 4: Monitoring

Housing in South Kesteven

- 4.1 The Strategic Housing Market Assessment (SHMA) update (2017) established an Objectively Assessed Need (OAN) for South Kesteven of 16,125 dwellings from 2011 to 2036, which equates to 650 new homes (uplifted from 625 from 2016 per annum).
- 4.2 A total of 643 dwellings were completed within the monitoring period (with a net completion figure of **642** dwellings).

Table 3: Dwelling Completions

Gross dwelling completions	2022/23
Gross completions	643
Demolitions and losses to other uses	1
Net dwelling completions	642

- 4.3 The net cumulative and annual completions since 2011/12 monitoring period have been set out in Table 4.

Table 4: Net Housing Delivery from 1st April 2011 to 1st April 2023

Year	Annual Target	Units Delivered (net completions)	Cumulative total since start of the plan period
2011/12	625	494	494
2012/13	625	497	991
2013/14	625	541	1532
2014/15	625	652	2184
2015/16	625	495	2679
2016/17	650	454	3133
2017/18	650	428	3561
2018/19	650	676	4237
2019/20	650	729	4966
2020/21	650	446	5412
2021/22	650	485	5897
2022/23	650	642	6539
Survey Year (2012-2016)		269	6808
District Total		6808	

- 4.4 A physical survey was undertaken in 2015/16 of all outstanding commitments. This was considered necessary as a number of sites (particularly small sites) were known to have been completed but still featured on the commitment list as sites under construction but not completed. As a result of the survey the sites are now counted as completions (Survey Year (2012-2016)). However, the actual year of completion cannot be confirmed.

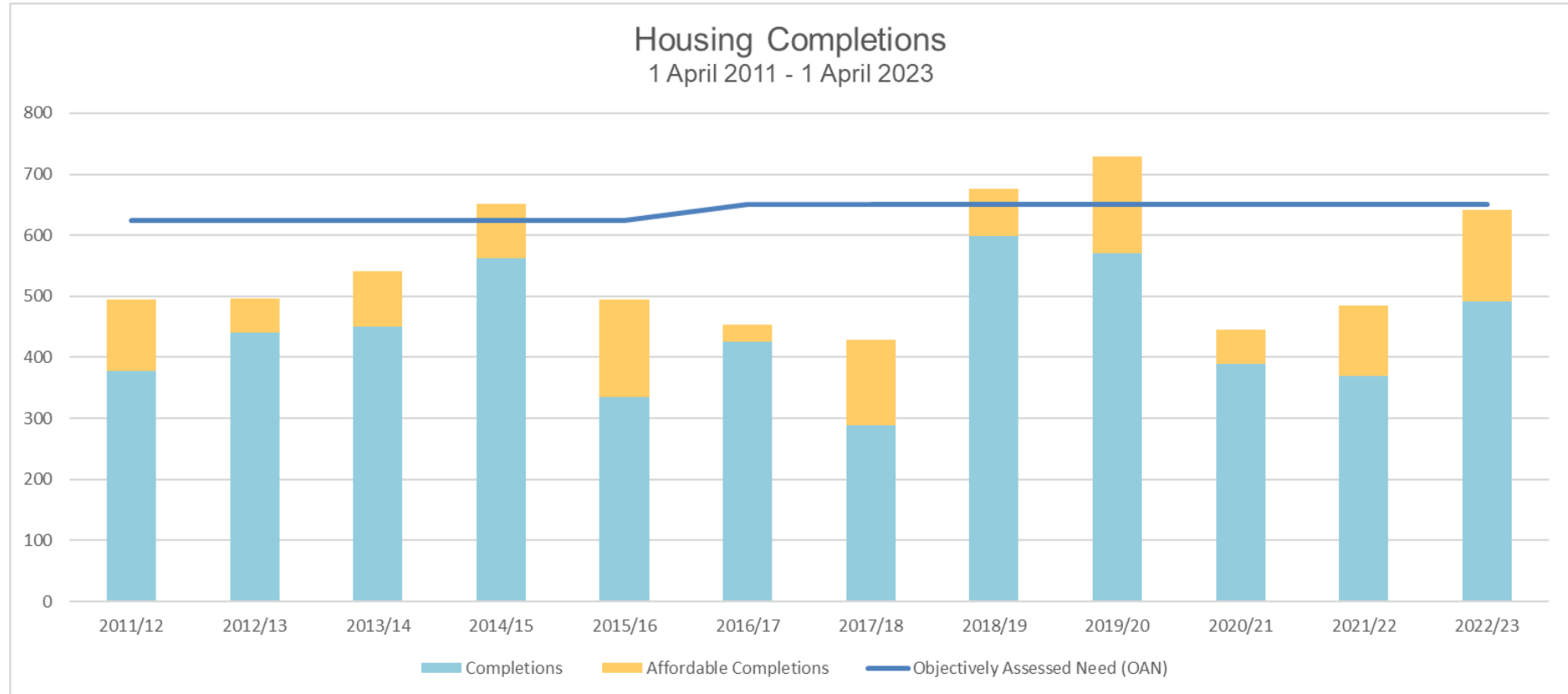


Figure 5: housing Completions (1 April 2011 - 1 April 2023)

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Table 5: Completion by Settlement Designation (2022/23)

Settlement	Settlement Designation	2022/2023
Aisby	Smaller Village	0
Allington	Smaller Village	0
Ancaster	Larger Village	0
Aslackby And Laughton	Smaller Village	2
Barholm and Stowe	Smaller Village	0
Barkston	Larger Village	0
Barrowby	Larger Village	49
Baston	Larger Village	3
Billingborough	Larger Village	0
Boothby Pagnell	Smaller Village	0
Bourne	Market Town	259
Brandon	Countryside	1
Braceborough	Smaller Village	1
Boothby Pagnell	Smaller Village	0
Burton Coggles	Smaller Village	0
Carlby	Smaller Village	0
Carlton Scroop	Smaller Village	0
Castle Bytham	Smaller Village	4
Caythorpe and Frieston	Larger Village	2
Claypole	Smaller Village	3
Colsterworth	Larger Village	5
Corby Glen	Larger Village	16
Deeping St. James	Market Town	65
Denton	Smaller Village	0
Dowsby	Smaller Village	0
Dry Doddington	Smaller Village	1
Dunsby	Smaller Village	1
Dyke	Smaller Village	0
Edenham	Smaller Village	0
Folkingham	Smaller Village	2
Foston	Smaller Village	0
Frognall	Smaller Village	1
Fulbeck	Smaller Village	0
Grantham	Market Town	95
Great Gonerby	Larger Village	3
Great Ponton	Smaller Village	0
Greatford	Smaller Village	1
Grimsthorpe	Countryside	2
Haconby	Smaller Village	0
Hanthorpe	Smaller Village	0
Harlaxton	Larger Village	0
Horbling	Smaller Village	0
Hougham	Smaller Village	0

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Hough-On-The-Hill	Smaller Village	0
Ingoldsby	Smaller Village	0
Irnham	Smaller Village	0
Kirby Underwood	Smaller Village	0
Langtoft	Larger Village	7
Lenton	Smaller Village	3
Little Bytham	Smaller Village	5
Long Bennington	Larger Village	19
Manthorpe (Bourne)	Smaller Village	0
Market Deeping	Market Town	53 (-1)
Marston	Smaller Village	5
Morton	Larger Village	15
North Witham	Smaller Village	0
Oasby	Smaller Village	0
Old Somerby	Smaller Village	0
Pickworth	Smaller Village	0
Pointon And Sempringham	Smaller Village	0
Rippingale	Smaller Village	1
Ropsley	Smaller Village	2
Sedgebrook	Smaller Village	0
Skillington	Smaller Village	0
South Witham	Larger Village	0
Stamford	Market Town	11
Stubton	Smaller Village	0
Sudbrook	Smaller Village	0
Swayfield	Smaller Village	0
Swinstead	Smaller Village	0
Syston	Smaller Village	0
Thurlby and Northorpe	Larger Village	3
Toft	Smaller Village	0
Twenty	Smaller Village	0
Tallington	Smaller Village	2
Uffington	Smaller Village	0
Welby	Smaller Village	0
West Deeping	Smaller Village	0
Westborough	Smaller Village	0
West Wiloughby	Countryside	1
Witham on the Hill	Smaller Village	0
Woolsthorpe By Belvoir	Smaller Village	0
Woolsthorpe By Colsterworth	Smaller Village	0
		642

Number and Percentage of dwellings completed by location in accordance with Policy SP2. (Policy SP1, Policy SP2, Policy H1)

4.5 The Local Plan identifies land to provide 53% of housing in Grantham, 18% in Stamford, 7% in Bourne, 8% in the Deepings, and 14% in the villages across the plan period (2011-2036). The breakdown of completions per year by location and with the overall completed percentage by settlement since 2011 is set out in Table 6. Completion trends across the plan period are illustrated in Figure 6 and Figure 7.

Table 6: Annual Housing Completions by Location and total percentage completed by settlement

Settlement	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Survey Year	Total	Percentage completed by settlement
Grantham	145	107	221	224	185	72	150	217	230	123	156	95	58	1983	29.13%
Stamford	78	82	41	38	32	141	71	161	187	74	9	261	27	1202	17.66%
Bourne	129	154	149	216	149	136	121	240	200	89	124	11	45	1763	25.90%
The Deepings	60	82	42	131	68	40	14	15	37	85	83	116	29	802	11.78%
Larger Villages	56	55	58	32	55	44	41	29	61	25	88	121	68	733	10.77%
Smaller Villages	26	17	30	11	6	21	31	14	12	47	26	34	42	317	4.66%
Other Settlements	0	0	0	0	0	0	0	0	2	3	-1	4	0	8	0.12%
Total	494	497	541	652	495	454	428	676	729	446	485	642	269	6808	100%

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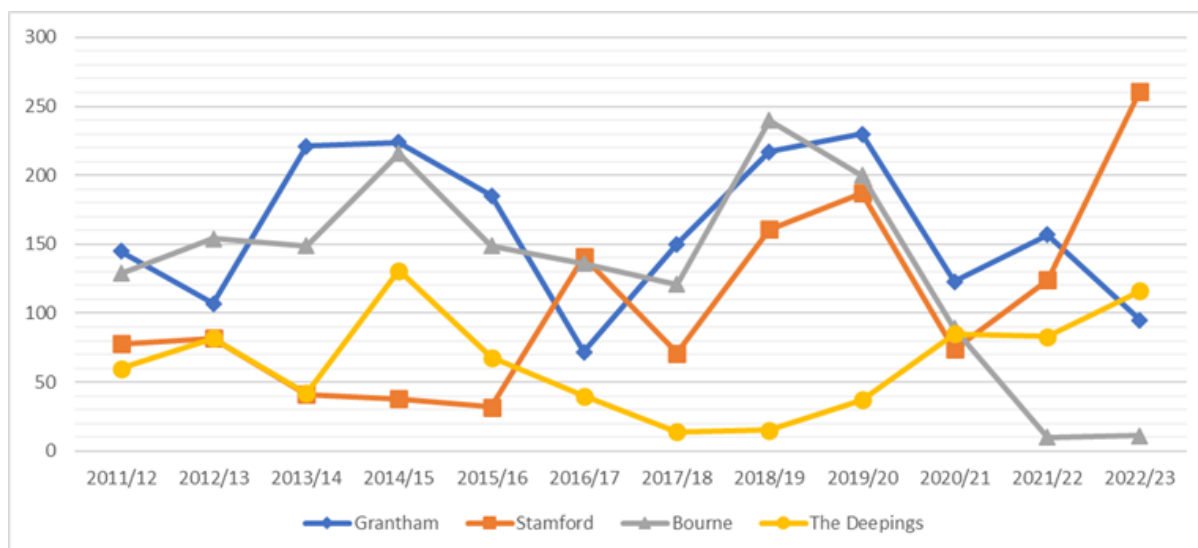


Figure 6: Completion Trends in Market Towns (not including Survey Year (2012-16))

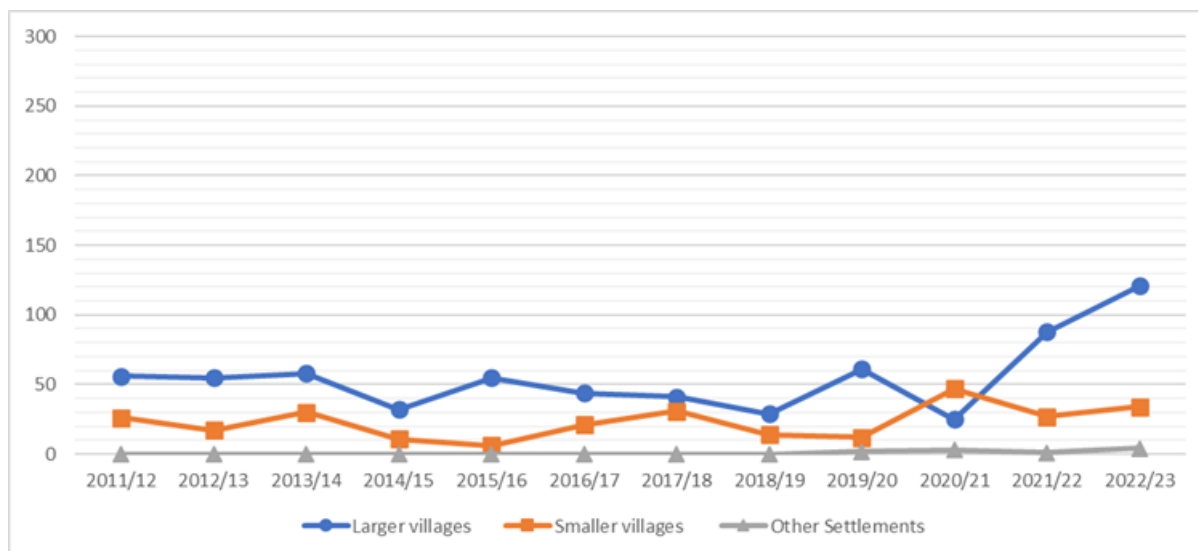


Figure 7: Completion Trends in Villages and Other Settlements (not including Survey Year (2012-16))

Please note other settlements are those not listed in Policy SP2 of the Local Plan (2011-2036) – data only available since 2019.20.

4.6 During this monitoring period completions in the four main towns accounted for **75%** of all completions with completions in Grantham accounting for **20%** of urban completions.

4.7 Please note the other settlements category was included as a category this monitoring year to reflect settlement designations in Policy SP2 – Settlement Hierarchy. Previously, all settlements which were not a Market Town or Local Service Centre (now known as Larger Village) were included into the category of Smaller Villages.

Lapsed Sites (Policy H1)

- 4.5 Sites are removed from a list of housing commitments when the planning application has expired (usually three years from the decision date) without implementation, commencement, or any additional planning permission. This year, 15 small sites (1-9 dwellings) permission were non-implemented and expired by 31st March 2023.

Table 7: Lapsed Sites

Year	Lapsed Sites	
	Small Sites	Large Sites
2020/21	14	0
2021/22	17	2
2022/23	15	0

Loss of Housing (Policy H1)

- 4.6 The total number of demolitions or loss of residential housing during this AMR is 1 which has been calculated against the total completions. To avoid double counting sites where demolitions are part of a larger site demolitions are deducted and not accounted for. Similarly, any replacement dwellings have not been counted.
- 4.7 The loss of the one residential unit during this AMR was a result of a conversion of an existing building which had been converted back from two dwellings into a single dwelling, which was subject to a Lawful Development proposal (see planning application: S20/1446).

Housing Allocation Completions

Table 8: Housing Allocations against number of commitments and completions

Policy Code	Settlement	Location	Commitments	Completions
GR3-H1	Grantham	Spitalgate Heath – Garden Village	0	0
GR3-H2	Grantham	Rectory Farm (Phase 2 North West Quadrant)	448	0
GR3-H3	Grantham	Rectory Farm (Phase 3 North West Quadrant)	0	0
GR3-H4	Grantham	Prince William of Gloucester Barracks	0	0
STM1-H1	Stamford	Stamford North	0	0
STM1-H2	Stamford	Stamford East	200	0
DEP1-H1	The Deepings	Towngate West	0	0
DEP1-H2	The Deepings	Land off Linchfield Road	0	0
BRN1-H1	Bourne	Manning Road	121	0
BRN1	Bourne	Bourne Neighbourhood Planning Group	0	0
LV-H1	Ancaster	Wilsford Lane (North)	96	0
LV-H2	Ancaster	Wilsford Lane (South)	0	0
LV-H3	Barrowby	Low Road	49	49
LV-H4	Colsterworth	Bourne Road	70	0
LV-H5	Corby Glen	Swinstead Road/ Bourne Road	265	15
LV-H6	Great Gonerby	Easthorpe Road	46	46
LV-H7	Long Bennington	Main Road (South)	50	0
LV-H8	Long Bennington	Main Road (North)	43	0
LV-H9	Morton	Folkingham Road	71	0
LV-H10	South Witham	Thistleton Lane and Mill Lane	0	0
LV-H11	South Witham	Land North of High Street	0	0
LV-H12	Thurlby	Part of Elm Farm Yard	0	0

**Commitments include Outline and/ or Reserved Matters approvals for all or part of the site.*

Affordable Housing Contributions (Policy H2)

- 4.8 The Local Plan Policy H2 requires that all sites of 11 or more dwellings (or greater than 1000m² gross floorspace) should make provision for affordable housing. This is superseded by the National Planning Policy Framework (updated in 2018) in that it is applicable to sites of 10 or more or greater than 0.5 Hectares. Where affordable housing is provided on site, up to 30% of total capacity of the scheme should be affordable or 20% in the urban area of Grantham as defined on the Local Plan Policies Map.
- 4.9 Between 1st April 2022 and 31st March 2023 there were 151 affordable housing completions. All affordable dwelling completions accounted for 23.5% of the total number of housing completions during the AMR year, 60% of affordable completions were in the market towns and 40% in Large Villages. All completed units were on sites that delivered at least 30% affordable housing. Completions in Grantham delivered the previous 35% target (reduced to 20% since the adoption of the Local Plan) in the urban area of Grantham, one site in Grantham provided 100% affordable housing.

Table 9: Affordable Housing Completions by Tenure and Locations

Location	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Discounted Open Market	Rent to Buy	Total
Grantham	-	9	-	18	7	-	34
Stamford	5	-	-	-	-	-	5
Bourne	-	-	-	8	-	-	8
The Deepings	-	27	-	4	-	-	31
Larger Villages	-	39	-	34	-	-	74
Smaller Villages	-	-	-	-	-	-	0
Total	5	75	0	64	7	0	151

Table 10: Annual Affordable Housing Completions (2011-2023)

Settlement	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Grantham	9	0	0	27	78	8	53	0	76	3	37	34
Stamford	0	14	0	11	20	14	51	23	58	28	2	5
Bourne	27	12	25	24	17	0	30	36	22	0	7	8
The Deepings	65	5	29	23	30	0	0	0	0	25	24	31
Larger villages	16	25	27	4	15	6	0	12	2	0	46	73
Smaller villages	0	0	10	0	0	0	5	7	0	0	0	0
District Total	117	56	91	89	160	28	139	78	158	56	116	151

Housing Land Supply

- 4.10 The National Planning Policy Framework requires Local Planning Authorities to identify a five-year supply of deliverable sites available for housing.
- 4.11 The five year housing land supply assessment for 2022-2027 was confirmed through an Annual Position Statement. The Inspector's report confirmed that the Council has a housing land supply equivalent to 5.2 years' supply of deliverable sites for one year i.e., until 31st October 2023. This is made up of the following:

Table 11: 5 Year Housing Land Supply

Supply	Total
Small Sites with planning permission, including under construction	614
Windfall Allowance expected to contribute to the supply in later years (2024/2-2026/27)	90
Large sites with Planning Permission not under-construction	313
Large Sites Under-construction	788
Sustainable Urban Extensions with Planning Permission	698
Local Plan Allocations (Deliverable Sites)	1533
Council Capital Programme	41
Total	4077

- 4.12 The Liverpool Method was used to calculate the 5 year supply to meet the shortfall of 859 dwellings over the remainder of the plan period. Furthermore, a 10% buffer was applied to the 5 year requirement.
- 4.13 Table 12 sets out the 5 year land supply using the Liverpool Method, and a 10% buffer.

Table 12: 5 Year Housing Land Supply Calculation

Housing Requirement for development plan period 2011 - 2036		
		Number of Dwellings
a	2011-2036	16125
b	Net additions 2011-2036	6166
c	Shortfall of housing 2011/12 – 2021/22	859
d	Requirement for 16 years 2020-2036 (650 * 14) plus shortfall	9959
e	Requirement for 5 years 2020-2025 (including shortfall ((d/14)*5)	3557
f	10% Buffer required	356
g	Total requirement, including shortfall, plus buffer	3913
h	Expected supply of deliverable sites to 2027	4077
j	Surplus over requirement (h-g)	164
k	Number of years supply (h/g)*5	5.2

- 4.14 A subsequent Annual Position Statement was submitted in July 2023, a decision was made in September 2023 and replaces this position. Further information on the Annual Position Statement can be found on the Council's website.⁵

⁵ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/monitoring/housing-land-supply>

Self-build and Custom Housebuilding Register (Policy H3)

- 4.15 From April 2016, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a number of obligations on all relevant authorities. This includes keeping a register of all individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes in the authority's area. Local Authorities are to have regard to those registers in carrying out their planning, housing, land disposal and regeneration functions.
- 4.16 Local Authorities are also required to grant permissions for sufficient plots of land to meet the demand as demonstrated by the Register arising in each base period. The authority has three years from the end of each base period within which to grant permissions for the equivalent number of plots suitable for self-build and custom housebuilding as there are entries for that base period.
- 4.17 The Self-build and Custom Housebuilding Register is split into the relevant 'base periods'. Base Period 1 ran April 2016 – 30th October 2016, every subsequent base period is from 31st October to 30th October. The most recent base period ran from 31st October 2021 to 30th October 2022 inclusive.
- 4.18 Table 13 below sets out the total number of individuals and groups registered on the Self-build and Custom Housebuilding Register, per base period as at 30th October 2022. 196 entries are for individuals, there are also 3 groups on the Register with a total of 11 individuals within the groups.

Table 13: Number of Self-build and Custom Housebuilding Individuals/Groups registered by base period

Base Period	Number of individuals on register	Number of groups on register	Total individuals within Groups
April 2016 - 30th October 2016	17	0	0
31st October 2016- 30 October 2017	39	0	0
31st October 2017 – 30th October 2018	32	0	0
31st October 2018 – 30th October 2019	22	0	0
31st October 2019 – 30th October 2020	25	1	5
31st October 2020 – 30th October 2021	47	1	3
31st October 2021 – 30th October 2022	14	1	3
Total	196	3	11

- 4.19 All entries on the Register entered interests in the number of bedrooms. Table 14 sets out the number of people on the Register per base period, against the number of beds which would be required in a self-build and custom home. The overall preferred preference is 4 bedroomed homes, 20 entries were undecided.

Table 14: Number Individuals/Groups on the Register per base period, against the number of beds required

Base Period	Number on register	Number of Bedrooms					
		1	2	3	4	5+	Undecided
April 2016 - 30 th October 2016	17	0	2	4	9	1	1
31 st October 2016- 30 October 2017	39	1	3	13	14	6	2
31 st October 2017 – 30 th October 2018	32	0	0	9	15	4	4
31 st October 2018 – 30 th October 2019	22	1	2	4	9	3	3
31 st October 2019 – 30 th October 2020	25	0	3	6	9	4	4
31 st October 2020 – 30 th October 2021	47	0	3	9	17	13	5
31 st October 2021 – 30 th October 2022	14	0	0	4	9	1	1
Total	196	2	13	49	82	32	20

4.20 Section 2A of the Housing and Planning Act 2015 requires Local Authorities to grant planning permission for enough serviced plots of land for self-build and custom housebuilding in each base period. The obligation to give suitable development permission is determined by reference to individual base periods, the most recent ran from 31st October 2019- 30th October 2022 inclusive.

4.21 Eight dwellings specifically identified as self-build plots have been granted permission, as part of one larger scheme, against the requirement of 190.

Table 15: Base Period against permissions required

Base Period	Number of individuals/groups on register	3 year period within which the requirement must be met	Permissions granted to meet the requirements*
April 2016 - 30 th October 2016	17	31 st October 2016 – 30 th October 2019	-
31 st October 2016- 30 October 2017	39	31 st October 2017 – 30 th October 2020	6
31 st October 2017 – 30 th October 2018	32	31 st October 2018 – 30 th October 2021	1
31 st October 2018 – 30 th October 2019	22	31 st October 2019 – 30 th October 2022	1
31 st October 2019 – 30 th October 2020	25 (& 1 group (5 individuals))	31 st October 2020 – 30 th October 2023	-
31 st October 2020 – 30 th October 2021	47 (&1 group (3 individuals))	31 st October 2021 – 30 th October 2024	-
31 st October 2021 – 30 th October 2022	14 (&1 group (3 individuals))	31 st October 2022 – 30 th October 2025	-
Total	196 (& 3 groups (11 individuals))	-	8

Details on permission granted have been attained through the latest available monitoring data.

- 4.22 Please note monitoring is not currently available for single plots which may have come forward as custom/self build housing within this base period.
- 4.23 Taking into account planning permissions specifically indicating Self-build and Custom Housebuilding the Council does not at present have enough sustainable permissions in respect of plots to meet the demand for Self-build and Custom housing arising over the first or second base periods.
- 4.24 Policy H3 Self and Custom Build requires the provision of 2% of Self-Build and Custom housing on large housing schemes of 400 or more units. No sites meeting this criteria were approved during this AMR period.
- 4.25 The Council will continue to monitor the number self-build and custom housing, however it must be considered that not all self-build and custom housing will be identified as such on planning applications.
- 4.26 The Register is publicised on the Council's website, where individuals or groups can apply to be included on the Register.⁶

⁶ <https://www.southkesteven.gov.uk/planning-building-control/planning-policy-local-plans/custom-and-self-build-register>

Meeting all Housing Needs (Policy H4)

- 4.27 The National Planning Policy Framework requires an appropriate mix of house types to be provided on development sites taking account of the findings of the Strategic Housing Market Assessment (SHMA). The SHMA (2014) recommends that housing provision in South Kesteven should be monitored against the broad mix of market and affordable provision over the period to 2036 as shown in Table 16 below.

Table 16: SHMA Recommended Housing Types

Type	Number of Bedrooms			
	1	2	3	4+
Market	0-5%	30-35%	45-50%	15-20%
Affordable	20-25%	40-45%	23-30%	5-10%

- 4.28 Table 17 indicates that a mix of house types have been provided in the district this AMR. 3 bed roomed homes are the most prominent size of housing delivered in the district. Table 18 below, shows that a greater value of Semi-detached and Detached homes were delivered this AMR.

Table 17: Dwelling Completion by Bedroom Size

Size of Housing	Market		Affordable		Total	
	Number	%	Number	%	Number	%
1 bedroom	9	1.83%	8	5.30%	17	2.65%
2 bedroom	65	13.24%	82	54.30%	147	22.90%
3 bedroom	235	47.86%	57	37.75%	292	45.48%
4+ Bedroom	182	37.07%	4	2.65%	186	28.97%
Total	491	100.00%	151	100.00%	642	100.00%
% in tenure	%		%		100.00%	

Table 18: Dwelling Completions by House Type

Type	House Type			
	Semi Detached	Detached	Terrace	Flats/ Maisonettes
Market	144	251	81	16
Affordable	121	8	21	0
Total	265	259	102	16

Gypsies and Travellers (Policy H5) and Travelling Showpeople (Policy H6)

- 4.29 In November 2015, SKDC and Rutland County Council commissioned an updated Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA quantified the accommodation and housing related needs of Gypsies and Travellers (including Travelling Showpeople) for the period 2016-2036. For South Kesteven there is an identified need for 32 Gypsy and Traveller residential pitches and 9 plots for Travelling Showpeople during the plan period.
- 4.30 During this AMR, permission for temporary planning permission was approved for 6 pitches and 2 utility buildings at Main Street, Carlton Scroop (S22/0091).
- 4.31 Table 18 shows the total number of Gypsy and Travellers and Travelling Showpeople plots/ pitches counted during 2022/2023 Traveller Caravan Counts. The Traveller Caravan Count is a twice-yearly count recording the number of caravans on both authorised and unauthorised sites across England which is submitted to Government.

Table 19: Gypsy and Traveller and Travelling Showpeople 2022/2023 Counts

Location	Unauthorised Sites without planning permission own land	Privately Funded with planning permission		Socially rented
	Tolerated	Temporary	Permanent	
Gypsy and Travellers – 2022 Summer Count				
Grantham	2		17	17
Fulbeck			24	
Foston	11			
Carlton Scroop		6		
Bourne	3			
Long Bennington	2			
Ancaster	2			
Gypsy and Travellers – 2023 Winter Count				
Grantham	1		34	21
Fulbeck				
Foston	11			
Carlton Scroop		1		
Long Bennington	2			
Travelling Showpeople – 2023 Winter Count				
Honington			10	

- 4.32 SKDC has commissioned consultants to review the Gypsy and Traveller Study. The evidence base will inform the review of the Local Plan by assessing the need and updating the requirement given the shortfall in provision through the current plan.

Housing Delivery Test

- 4.33 The Housing Delivery Test (HDT) was introduced by the Ministry of Housing, Communities and Local Government (MHCLG) in 2018 to ensure the local authorities and other stakeholders are held accountable for their role in ensuring new homes are delivered.
- 4.34 The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. There are planning policy consequences if a local authority does not score 95% or more. As such where a local authority fails to meet
- 95% of their housing targets they need to prepare an Action Plan which sets out the causes of under delivery and identifies actions to increase and maintain future housing delivery.
 - 85% of the housing targets requires the authority to apply a 20% buffer to the 5 year housing land supply
 - 75% of their housing targets are placed in a category of 'presumption in favour of sustainable development'.
- 4.35 These consequences apply concurrently (for example a score of 85% requires an Action Plan and 20% buffer) and until a subsequent HDT measurement is published.
- 4.36 The latest results published were in January 2022 for the 2021 HDT. The Council scored 110% and passed the HDT with no consequences.
- 4.37 The calculation for the 2021 HDT is based upon the following in Table 19 which reflects a reduction in the '*Number of Homes Required*' due to Covid-19. The Government reduced the number of homes required to reflect disruption to local planning authority planning services and the construction industry.

Table 20: Housing Delivery Test

	Year			Total
	2018/19	2019/20	2020/21	
Number of Homes Delivered	676	729	446	1851
Number of Homes Required	650	595 (Reduced Requirement)	433 (Reduced Requirement)	1678
Housing Delivery Test 2021 Measurement				110%

- 4.38 HDT results are published annually. However, the 2022 HDT results have not yet been published due to proposed changes to the HDT in the consultation held on the reform of the National Planning Policy Framework between December 2022 and March 2023.
- 4.39 Previous HDT results are detailed in Table 20 below.

Table 21: Housing Delivery Test Results

Year	Result	Consequences
2021	110%	None
2020	99%	None
2019	82%	20% buffer and Action Plan
2018	81%	20% buffer and Action Plan

Economic Prosperity

- 4.40 The Employment Land Study produced in 2015 provides information on projections over the Plan Period (2011-2036). As part of the Local Plan Review, the Employment Study is being reviewed, any further monitoring information will be published when available.
- 4.41 The Local Plan includes a number of Strategic Employment Sites and Employment Allocations which are due to be delivered over the Plan period. The current status of the allocations can be found in Table 19.

Employment Opportunity (Policy E1)/Strategic Employment Sites (Policy E2)/Employment Allocations (Policy E3)

Table 22: New employment on Policy E1, E2 and E3 committed or completed by use class

Policy Code	New employment committed	Amount of other Employment generating uses committed
E1: Grantham Southern Gateway Employment Opportunity	KING31 Commercial (OUT) (S17/1045) for B1, B2, B8 use comprising of 5,313 sqm. Spitalgate Level General Industrial and Storage and distribution (S21/1057) (OUT) B2 - 43,200sqm. B8 – 43,200sqm.	Designer Outlet Village (S17/1262) Phase 1 - 20,479 sqm (GEA (A1, A3) Storage (1,267sqm) Phase 2 – 12,550sqm (GEA) (A1, A3) Storage (2,228sqm) hotel (s,778sqm).
Policy Code	New Employment committed or completed	
E2: ST-SE1 Exeter Fields, Empingham Road, Stamford	No relevant applications	
E2: BO-SE1 Land South of Spalding Road, Bourne	No relevant applications	
E2: DEP-SE1 Extension to Northfields Industrial Estate, Market Deeping	No relevant applications	
E2: RBP-E1 Roseland Business Park	Outline planning commitments (S18/2384, S18/2385, S18/2386, and S18/2387) for B1/B2/B8 use comprising a total of 27,336.6sqm additional industrial floor space to existing Roseland Business Park site.	
E3: ST-E1 Land East of Ryhall Road, Stamford	No relevant applications	
E3: BO-E1 Adjacent to A151 Raymond Mays Ways, Bourne	No relevant applications	
E3: BO-E2 Land North of Bourne Eau and East of Car Dyke, Bourne	No relevant applications.	

E3: DEP1-E1 Land Fronting Peterborough Road, Market Deeping	No relevant applications.
E3: GR-E1 Prince William of Gloucester Barracks, Grantham	No relevant applications

4.33 During this AMR period:

Protection of Existing Employment Sites (Policy E4)

- No developments were refused and then supported at appeal when citing Policy E4.
- There was no loss from existing employment sites as defined in Policy E4.

Expansion of Existing Businesses (Policy E5)

- No developments were refused and supported at appeal when citing Policy E5.
- 1,380 square metres (*gross new internal floorspace*) of new employment land was permitted resulting in the expansion of an existing building.

Loss of Employment Land and Buildings to Non-Employment Uses (Policy E6)

- No developments were refused and supported at appeal when citing Policy E6.
- 1 building was lost to non-employment uses.

Rural Economy (Policy E7)

- There was 1 application which was refused and dismissed at appeal when citing Policy E7.

Other Employment Proposals (Policy E8)

- No developments were refused and supported at appeal when citing Policy E8.

Visitor Economy (Policy E9)

- No developments were refused and supported at appeal when citing Policy E9.

Protecting and Enhancing the Natural and Built Environments

Landscape Character (Policy EN1)

4.34 The district can be divided into four National Landscape areas, and further subdivided into seven Landscape Areas, each with its own distinctive characteristics. Policy EN1 ensures that development is appropriate to the character and significant natural historic and cultural attributes and features of the landscape.

4.35 During this AMR period, one application was refused and then allowed at appeal when citing Policy EN1 (see Appendix 3).

Protecting Biodiversity and Geodiversity (Policy EN2)

- 4.36 South Kesteven has a variety of nature reserves and protected sites, and we want to minimise the impact of biodiversity and wildlife, to ensure there is no impact on nature consideration interests from developments.
- 4.37 Local Wildlife Sites and Local Geological Sites are sites selected by the Greater Lincolnshire Nature Partnership (GLNP) (a group of partnership organisations and individuals affiliated to the Greater Lincolnshire Biodiversity Partnership). Local Wildlife Sites have no statutory protection but are recognised as a material consideration.
- 4.38 In South Kesteven, there are 241 Local sites, of these 229 are Local Wildlife Sites and 12 are Local Geological Sites. The proportion of local sites where positive conservation management is being achieved is a proxy measure of local biodiversity and is used by central government to assess the performance of local authorities. 42% of sites within South Kesteven are in positive conservation management, this is a 4% increase from the previous reporting period.
- 4.39 All nature sites currently present within South Kesteven can be found in Table 20 below.

Table 23: Nature Sites

Designation	Number of Sites
Nature 2000 (Special Areas of Conservation)	2
Sites of Special Scientific Interest (SSSI)	27
National Nature Reserves (NNRs)	None
Local Wildlife Sites (LWS)	229
Sites of Nature Conservation Interests (SNCI)	64
Local Geological Sites (LGS)	12
Regionally Important Geological and Geomorphological sites (RIGs)	4

- 4.40 During this AMR, no planning applications were refused and supported at appeal when citing Policy EN2.

Green Infrastructure (Policy EN3)

- 4.41 The Council is working to ensure the promotion of green infrastructure, prioritising proposals that contribute to net gain and enhancement of green infrastructure. Developments should ensure that existing and new green infrastructure is considered and integrated. During this AMR, there was one application refused and dismissed at appeal. There was also one development that was refused and supported at appeal relating to Green Infrastructure networks (Policy EN3) (See Appendix 3).

Pollution Control (Policy EN4)

- 4.42 The National Planning Policy Framework sets out the need for local authorities to consider the impact of new development on noise, air, and light pollution, to ensure that new developments do not harm existing and future residents, or the natural environment. There were no developments refused and supported at appeal relating to Pollution Control (Policy EN4).

Reducing the Risk of Flooding (Policy EN5)

- 4.43 Development should be located in the lowest areas of flood risk, in accordance with the South Kesteven Strategic Flood Risk Assessment. During this AMR, two applications were dismissed at appeal when citing Policy EN5, relating to the water environment and flood risk management (see Appendix 3). Furthermore, no applications were approved contrary to Environment Agency advice on flooding and water quality ground.

The Historic Environment (Policy EN6)

- 4.44 The Council seeks to protect and enhance heritage assets and their setting in keeping with the policies in the National Planning Policy Framework. To date a number of conservation area appraisals have been produced and 47 conservation areas declared.
- 4.45 The district has the following designated heritage assets.

Conservation Areas	47
Listed Buildings	2148
Scheduled Monuments	95
Historic Parks and Gardens	9

- 4.46 During this AMR period, nine applications were dismissed at appeal when citing Policy EN6 relating to the Historic Environment. Furthermore, five applications were refused and then allowed when citing to Policy EN6.

Protecting and Enhancing Grantham Canal (Policy EN7)

- 4.47 The Local Plan requires future development proposals to both protect and enhance the 33 mile long Grantham Canal that runs through the district. There were no developments refused and supported at appeal relating to the protection and enhancement of the Grantham Canal (Policy EN7).

The Built Environment

Promoting Good Quality Design (Policy DE1)

- 4.48 The Council wants to ensure high quality design is achieved throughout the district, and plan positively for the achievement of high quality and inclusive design for all development. During this AMR period, 13 planning applications were dismissed at appeal when citing Policy DE1 and there were 8 planning applications which were refused and then allowed at appeal (see Appendix 3).

Sustainable Building (Policy SB1)

- 4.49 Planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability, and providing resilience to climate change. The Local Plan expects development proposals to mitigate against and adapt to climate change, to

comply with national and contribute to local targets on reducing carbon emissions and energy.

- 4.50 There were no developments refused and supported at appeal when citing Policy SB1.

Open Space (Policy OS1)

- 4.51 The Local Plan sets out the standards to be used to ensure the availability of adequate open space for all areas, to ensure adequate provision for each type of open space, based on existing and future needs.
- 4.52 There were no developments refused and then supported at appeal when citing Policy OS1.

Renewable Energy Generation

Renewable Energy Generation (Policy RE1)

- 4.53 The Council is the responsible local planning authority for renewable and low carbon development. Proposals for renewable energy generation will be supported subject to meeting criteria in Policy RE1 and the accompanying Renewable Energy Appendix to the Local Plan.
- 4.54 During this AMR, there were no developments refused and supported at appeal relating to proposals for renewable energy (Policy RE1).

Grantham's Historic Environment

Protecting and Enhancing the Setting of Belton House and Park (Policy GR1)

- 4.55 Belton House and its Historic Park and Garden are nationally, and internationally significant heritage assets located in close proximity to the northern edge of Grantham. Protecting and enhancing the setting, to the extent defined in the adopted Belton House and Park Study, is important in maintaining its significance as a heritage asset. During this AMR, there were no developments refused and supported at appeal when citing Policy GR1.

Sustainable Transport in Grantham

Sustainable Transport in Grantham (Policy GR2).

- 4.56 The growth of Grantham requires an efficient transport network which enables services and facilities to be accessible to all, whilst also helping to reduce congestion and minimise the environmental impact of transport, particularly through the town centre.

- 4.57 During this monitoring period, the monetary and non-monetary contributions to be provided under any planning obligations which were entered into during 2022/23 are detailed below. Contributions are towards the Grantham Southern Relief Road (GSRR) and other transportation services in Grantham.

Table 24: Sustainable Transport in Grantham

Planning Reference	Contribution	Comments
S16/2819 - Land at Rectory Farm, Grantham (Signed – 10/01/23)	£869,196.00	£550,000 for highway works to go towards GSRR and £319,196 towards supporting bus services and transport measures.
S16/2816 - Land at rectory Farm Grantham (Signed – 17/01/23)	£900,804.00	Highways - £570,000 GSRR and £330,804 toward supporting bus services.
S17/2155 - Downtown Grantham Designer Outlet (Signed 28/04/2022)	Bus Service	Requirement to submit a scheme for the delivery of improvements to the existing Bus Service between the Development and the Town Centre
	£30,000.00	Towards improvements to car parking signage and directions in Grantham town centre to facilitate linked trips by car.
	£150,000.00	Towards Town Centre live car parking availability interactive signage at five car parking sites including installation and maintenance costs.

Town Centres

[Town Centre Policies \(Policy GR4, STM2, BRN2, DEP2\)](#)

- 4.58 South Kesteven has four main market towns: Grantham, Stamford, Bourne, and The Deepings. Grantham is the largest town and the second largest settlement in Lincolnshire.

- 4.59 The Local plan Town Centre policies seek to encourage retail proposals that support the roles of the four market towns within the district.
- 4.60 During this AMR period:
- -649.5 square metres of net additional gross internal floor space in the four town centres was permitted.
 - No developments were refused and supported at appeal when citing Policy GR4, STM2, BRN2, or DEP2.

Infrastructure and Developer Contributions

- 4.61 Sustainable growth in South Kesteven will need to be supported by the provision of appropriate new and upgraded infrastructure in order to ensure the best possible impact on the economic and environmental well-being of the district.

- 4.62 During this AMR period:

Infrastructure for Growth (Policy ID1)

- No developments were refused and supported at appeal when citing Policy ID1.

Transport and Strategic Transport Infrastructure (Policy ID2)

- No developments were refused and supported at appeal when citing Policy ID2.

Broadband and Communications Infrastructure (Policy ID3)

- No developments were refused and supported at appeal when citing Policy ID3.

Protecting Existing Community Facilities and Providing New Facilities

Community Services and Facilities (Policy SP6)

- 4.63 The on-going provision of local services and facilities is of critical importance to the sustainability of the district's towns and villages. During this AMR, there were no planning applications refused and supported at appeal when citing Policy SP6.

Other Planning Policies

The Principles of Sustainable Development (Policy SD1)

- 4.64 Development proposals in South Kesteven are expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy. During the AMR monitoring period, there was one planning application refused and allowed at appeal when citing policy SD1 (see Appendix 3).

Infill Development (Policy SP3)

- 4.65 In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Planning policies, will be supported where it meets the criterion of Policy SP3. This AMR, 10 applications were refused and dismissed at appeal when citing policy SP3. 5 applications were refused and supported at appeal, when citing Policy SP3 (see Appendix 3).

Development on the edge of Settlements (Policy SP4)

- 4.66 Development on the edge of settlements, as defined in Policy SP2, which are in accordance with all other relevant Local Planning policies, will be supported where it meets the criterion of Policy SP4. There were two applications dismissed at appeal when citing Policy SP4 (see Appendix 3).

Development in the Open Countryside (Policy SP5)

- 4.67 Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. There were two applications dismissed at appeal when citing Policy SP5 (see Appendix 3).

Section 5: Conclusion

- 5.1 This is the third AMR since the adoption of the Local Plan (2011-2036). This AMR reports the requirements set by the Regulations and the performance against the monitoring indicators set out within the Local Plan. The Council will continue to monitor performance of the planning policies and decisions to measure its effectiveness which will be used throughout the review of the Local Plan.
- 5.2 Future AMRs will be published annually in line with any future national policy and guidance.

Appendix 1: Local Plan Monitoring and Implementation Framework

The key below shows the status of each target against the indicator monitored in the report and is highlighted in the table below. The table below also sets out where the information for each indicator can be found in the report.

Key (Target)
Fully met
Partially met
Not met
No target/ data available at this time

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
SD1: The Principles of Sustainable Development in South Kesteven	The number of applications refused planning permission due to non-compliance with Policy SD2 and supported at appeal.	To ensure sustainable development is achieved	37	Para. 4.64
SP1: Spatial Strategy	Number and percentage of dwellings completed, by location, in accordance with Policy SP2: Settlement Hierarchy.	Majority of housing to be delivered in Grantham, and then as per the Settlement Hierarchy as defined in Policy SP2.	17	Table 6.
SP2: Settlement Hierarchy	See Indicator for policy SP1	See Target for Policy SP1	15 -16	Para. 4.5-4.7

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
SP3: Infill Development	The number of applications refused planning permission contrary to Policy SP3, and supported at appeal.	No applications refused planning permission, contrary to Policy SP3, to be supported at appeal.	37	Para.4.65
SP4: Development on the Edge of Settlements	The number of applications refused planning permission contrary to Policy SP4, and supported at appeal.	No applications refused planning permission, contrary to Policy SP4, to be supported at appeal.	37	Para. 4.66
SP5: Development in the Open Countryside	The number of applications refused planning permission contrary to Policy SP5, and supported at appeal.	No applications refused planning permission, contrary to Policy SP5, to be supported at appeal.	37	Para.4.67
H1: Housing Allocations	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver 650 dwellings per annum to meet the required need over the plan period	13	Table 3 – 4.
	Number of lapsed sites per annum across all sites (allocations and windfall)	To monitor the number of lapsed sites and removal of such sites from housing supply commitments.	19	Para.4.5
	Number of demolitions per annum across all sites (allocations and windfall)	To monitor the number of demolitions and removal of such sites from housing supply commitments.	19	Para. 4.6

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	Loss of residential to other use classes (no. of dwellings) across all sites (allocations and windfall)	No net loss of residential to other uses.	19	Para.4.7
H2: Affordable Housing Contributions	Proportion of housing completions on qualifying sites that are affordable.	30% of total housing completions on all eligible sites 20% in urban area of Grantham	21	Table 9-10. Para. 4.8-4.9.
H3: Self and Custom Build Housing	Total number of individuals/ families and groups registered on the Self-build and Custom build Housing Register. Number of specifically stated self-build plots permitted as part of planning application on sites of 400 or more units.	At least 2% of self and custom build plots permitted on sites with 400 or more units	23-25	Para. 4.15 – 4.26.
H4: Meeting All Housing Needs	Number of varying housing types, as identified in Policy H4, permitted and completed, by location – including specialist housing	Delivery of a suitable range and mix of house types which are appropriate to their locations and local needs	26	Table 17 – 18. Para. 4.27-4.28.
H5: Gypsies and Travellers	Number of approved gypsy and traveller pitches from development control, planning policy records.	Meet the assessed needs of gypsies and travellers according to the SKDC and RC GTAA (2015). No unauthorised encampments per annum.	27	Table 19

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
H6: Travelling Showpeople	Number of approved pitches from development control and planning policy records.	Meet needs identified in accordance with the SKDC and RC GTAA	27	Para 4.29 -4.30.
SP6: Community Services and Facilities	Number & type of services and facilities lost in South Kesteven by location.	No net loss of facilities to ensure community facilities are provided to meet local needs	36	Para. 4.63
E1: Grantham Southern Gateway Strategy Employment Opportunity	Amount of new employment land committed or completed (by use class) on the Grantham Southern Gateway site in accordance with Policy E1. Amount of other employment generating uses committed or completed on the Grantham Southern Gateway site in accordance with Policy E1.	Development of Strategic Employment Site within the plan period.	30	Table 22.
E2: Strategic Employment Sites	Amount of new employment land (m2/ha) committed or completed on Strategic Employment Sites as defined in Policy E2.	Development of Strategic Employment Sites within the plan period.	30	Table 22.
E3: Employment Allocations	Amount of new employment land (m2/ha) committed or completed on allocated Employment Sites as defined in policy E3	Development of Employment land allocations within the plan period.	30	Table 22.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
E4: Protection of Existing Employment Sites	Amount of land lost (m2/ha) from existing employment sites as defined in policy E4.	No loss of Existing Employment sites as defined in policy E4	31	Para.4.33.
E5: Expansion of Existing Businesses	Amount of new employment land permitted or completed (m2/ha) resulting in the expansion of an existing building	Net expansion of existing businesses, where appropriate.	31	Para 4.33
E6: Loss of Employment Land and Buildings to Non-Employment Uses	Amount of employment land and buildings lost (m2/ha) to non-employment uses.	No loss of Existing Employment sites as defined in policy E6	31	Para 4.33
E7: Rural Economy	Amount of rural employment land (m2/ha) permitted for the uses defined in Policy E7, by location.	No rural development permitted contrary to Policy E7.	31	Para.4.33
	Number of applications supported at appeal when citing this policy within reason for refusal			
E8: Other Employment Proposals	Amount of employment land (m2/ha) permitted for the uses defined in Policy E8, by location.	No employment proposals permitted contrary to Policy E8.	31	Para.4.33

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	Number of applications supported at appeal when citing this policy within reason for refusal			
E9: Visitor Economy	Number of new or improved (or committed) visitor economy type facilities by location.	No development proposals permitted contrary to Policy E9.	31	Para.4.33
	Number of applications supported at appeal when citing this policy within reason for refusal			
EN1: Landscape Character	Number of applications supported at appeal when citing this policy within reason for refusal	No applications approved contrary to Policy EN1 and supported at appeal. To ensure that development is appropriate to the character and significant natural historic and cultural attributes and features of the landscape	31	Para. 4.34-4.35.
EN2: Protecting Biodiversity and Geodiversity	Change in areas of biodiversity importance including: • Wildlife sites • Candidate/potential Local Wildlife Sites • Protected species record	No net loss of designated wildlife sites or protected species.	32	Table 23
	Number of applications supported at appeal when citing this policy within reason for refusal	No applications to be allowed which impact on nature consideration interests to ensure development minimises the impact of biodiversity and wildlife.	32	Para. 4.40.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
EN3: Green Infrastructure	Number of applications refused planning permission contrary to EN3 and supported at appeal	No applications approved contrary to Policy or supported at appeal.	32	Para. 4.41
EN4: Pollution Control	Number of applications refused planning permission contrary to EN4 and supported at appeal	No applications approved which would not on its own, or cumulatively lead to unacceptable levels of pollution.	32	Para.4.42
EN5: Reducing the Risk of Flooding	Number of planning permissions approved contrary to Environment Agency advice on flooding and water quality grounds	No applications to be allowed contrary to Environment Agency advice	33	Para. 4.43
EN6: The Historic Environment	Number of applications refused in accordance with Policy EN6 and supported at appeal.	No applications approved contrary to Policy EN6	33	Para. 4.44 -4.46
EN7: Protection and Enhancing Grantham Canal	Applications permitted or completed that are designed to develop the canal's recreational, nature conservation, heritage and tourism appeal.	To enhance the Grantham Canal	33	Para. 4.47
	Number of applications refused in accordance with Policy EN7 and supported at appeal	To protect the alignment of the Grantham Canal as shown on the Policies Map.	33	Para. 4.47
DE1: Promoting Good Quality Design	Number of applications refused in accordance with Policy DE1 and supported at appeal	No applications approved contrary to Policy DE1 or supported at appeal	33	Para. 4.48

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
	Percentage of new dwelling son sites of 10 dwellings or more being developed as 'Accessible and Adaptable' in line with the optional standards set out in Part M4(2) of the Building Regulations.	10% of new dwellings on sites of 10 dwellings or more to be developed as 'Accessible and Adaptable' in line with the optional standards as set out in Part M4(2) of the Building Regulations.	<i>Data not available at this time.</i>	
SB1: Sustainable Building	Number of applications refused in accordance with Policy SB1 and supported at appeal	All development proposals will be expected to mitigate against and adapt to climate change	34	Para.4.49
OS1: Open Space	Number of applications refused in accordance with Policy SB1 and supported at appeal.	No net loss	34	Para.4.51-4.52.
RE1: Renewable Energy Generation	Number of applications refused in accordance with Policy RE1 and supported at appeal	No applications approved contrary to Policy or allowed at appeal.	34	Para. 4.53-4.54.
GR1: Protecting and Enhancing the Setting of Belton House and Park	Number of applications refused in accordance with Policy GR:1 and supported at appeal.	No planning permission granted which impacts (negatively) on the setting of Belton House and Park	34	Para. 4.55
GR2: Sustainable Transport in Grantham	Contributions to necessary transport improvements and the delivery of the objectives of the Grantham Transport Strategy by appropriate development as defined in Policy GR2 either directly or indirectly through developer contributions	100% of eligible development to make necessary transport improvements and deliver the objectives of the Grantham Transport Strategy	35	Table 24. Para. 4.56-4.57.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
GR3-H1: Spitalgate Heath – Garden Village (Southern Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 2000 homes by 2036	20	Table 8.
GR3-H2: Rectory Farm (phase 2 North West Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1150 homes by 2036.	20	Table 8.
GR3-H3: Land adjacent to Rectory Farm (Phase 3 North West Quadrant), Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 404 homes by 2036.	20	Table 8.
GR3-H5: Prince William of Gloucester Barracks, Grantham	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1775 homes by 2036.	20	Table 8.
GR4: Grantham Town Centre	Total amount of floor space completed (m2) by type for uses set out in Policy GR4, within the Town Centre Boundary as defined on the proposals map.	80% of A1 retail uses to be located within the Primary Shopping Frontages	34	Para.4.58-4.60
	The number of applications refused planning permission due to non-compliance with Policy GR4 and supported at appeal.	100% of new retail development to be located within the existing town centre.	34	Para.4.58-4.60

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
STM1-H1: Stamford North, Stamford	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 1300 homes by 2036.	20	Table 8.
STM1-H2: Stamford East, Stamford	Number of housing commitments and completions each year, against the trajectory.	Deliver a total of 162 homes by 2036.	20	Table 8.
STM2: Stamford Town Centre Policy	Total amount of floor space completed m2 by type for uses set out in Policy STM2, within the Town Centre Boundary as defined on the proposals map.	80% of A1 retail uses to be located within the Primary Shopping Frontages 80% of Secondary Shopping Frontage to be complementary uses.	34	Para.4.58-4.60
	The number of applications refused planning permission due to non-compliance with Policy STM2 and supported at appeal.	100% of new retail development to be located within the existing town centre.	34	Para.4.58-4.60
BRN1: Bourne Housing Need	Bourne Neighbourhood Plan group to allocate land sufficient to deliver 100 new additional homes over the Local Plan period within the first five years of the Local Plan being adopted.	To meet Bourne's Housing Need within the plan period.	20	Table 8.
BRN1-H1: Manning Road, Bourne	Housing commitments and completions each year.	Deliver a total of 107 homes by 2036.	20	Table 8.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
BRN2: Bourne Town Centre Policy	Total amount of floor space completed (m2) by type for uses set out in Policy BRN2	80% of A1 retail uses to be located within the Primary Shopping Frontages 80% of Secondary Shopping Frontage to be complementary uses.	34	Para.4.58-4.60
	The number of applications refused planning permission due to non-compliance with Policy BRN2 and supported at appeal.	100% of new retail development to be located within the existing town centre.	34	Para.4.58-4.60
DEP1-H1: Towngate West, The Deepings	Housing commitments and completions each year	Deliver a total of 73 homes by 2036.	20	Table 8.
DEP1-H2: Linchfield Road, The Deepings	Housing Commitments and completions each year.	Deliver a total of 680 homes by 2036	20	Table 8.
DEP2: Market Deeping Town Centre Policy	Total amount of floor space completed (m2) by type for uses set out in Policy DEP2	80% of A1 retail uses to be located within the Primary Shopping Frontages 80% of Secondary Shopping Frontage to be complementary uses.	34	Para.4.58-4.60
	The number of applications refused planning permission due to non-compliance with Policy DEP2 and supported at appeal.	100% of new retail development to be located within the existing town centre	34	Para.4.58-4.60
LV-H1: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 96 homes by 2036.	20	Table 8.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
LV-H2: Wilsford Lane, Ancaster	Housing commitments and completions each year	Deliver a total of 35 homes by 2036.	20	Table 8.
LV-H3: Low Road, Barrowby	Housing commitments and completions each year	Deliver a total of 270 new dwellings by 2036.	20	Table 8.
LV-H4: Bourne Road, Colsterworth	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	20	Table 8.
LV-H5: Swinstead Road/Bourne Road, Corby Glen	Housing commitments and completions each year	Deliver a total of 250 homes by 2036.	20	Table 8.
LV-H6: Easthorpe Road, Great Gonerby	Housing commitments and completions each year	Deliver a total of 45 homes by 2036.	20	Table 8.
LV-H7: Main Road (South), Long Bennington	Housing commitments and completions each year	Deliver a total of 55 homes by 2036.	20	Table 8.
LV-H8: Main Road (North), Long Bennington	Housing commitments and completions each year	Deliver a total of 30 homes by 2036.	20	Table 8.
LV-H9: Folkingham Road, Morton	Housing commitments and completions each year	Deliver a total of 70 homes by 2036.	20	Table 8.
LV-H10: Thistleton Lane and Mill Lane, South Witham	Housing commitments and completions each year	Deliver a total of 34 homes by 2036.	20	Table 8.
LV-H11: Land North of High Street, South Witham	Housing commitments and completions each year	Deliver a total of 31 homes by 2036.	20	Table 8.

Policy	Indicator	Target	AMR Page	AMR Table/Paragraph
LV-H12: Part of Elm Farm Yard, Thurlby	Housing commitments and completions each year	Deliver a total of 50 homes by 2036.	20	Table 8.
ID1: Infrastructure for Growth	The number of applications subject to a viability assessment refused planning permission due to insufficient infrastructure capacity or provision, contrary to Policy ID1, and supported at appeal.	No applications subject to a viability assessment that are refused planning permission, contrary to Policy ID1, to be supported at appeal.	36	Para.4.62
ID2: Transport and Strategic Transport Infrastructure	The number of applications refused planning permission due to not providing an appropriate parking/design statement, or transport statement or transport assessment and travel plan, in accordance with Policy ID2, and supported at appeal.	Every major development permitted is supported by an appropriate Travel Plan/ Transport assessment or the like, in accordance with the Policy.	36	Para.4.62
ID3: Broadband and Communications Infrastructure	The number of applications refused planning permission due to Policy ID3, and supported at appeal.	100% new development proposals provide FFTP or cabling from cabinet to edge of property to enable sufficient availability of broadband and communications infrastructure	36	Para.4.62
Policy M1: Review of the Local Plan	Commence review of Local Plan from April 2020	To commence review of Local Plan from April 2020	7	Table 1

Appendix 2: Glossary

Authority Monitoring Report (AMR)	The AMR assessed the progress towards the implementation of the LDS and the extent to which planning policies are being successfully implemented.
Community Infrastructure Levy (CIL)	A Levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area. Will largely replace Section 106 Agreements.
Core Strategy	Superseded DPD.
Development Plan Document (DPD)	Spatial planning document that is subject to independent public examination. Can cover a range of issues and will set out main spatial strategy, policies and proposals of the Council.
Duty to Cooperate	A duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas.
Examination	All DPDs are subject to examination before a Planning Inspector to consider the soundness of the DPD.
Local Development Scheme (LDS)	Rolling three year project plan for preparation of Local Development Documents
Local Plan (2011-2036)	Long term spatial strategy and vision for area including key strategic policies and proposals to deliver that vision.
Localism Act 2011	Contains provisions to reform aspects of the planning system: including abolition of Regional Strategies, introduction of duty to cooperate and Neighbourhood Planning, changes to way Local Plans are prepared, planning enforcement and pre application consultation
National Planning Policy Framework (NPPF)	Comprehensive document covering all national planning policy. Issued by the Government in March 2012.
Neighbourhood Planning	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
Previously Developed Land (PDL)	Land that has been previously developed, or occupied by a permanent structure, but excludes agricultural or forestry buildings. Also known as Brownfield Land.
Statement of Community Involvement (SCI)	Sets out approach to involving community in preparation, alteration and review of plan making and in consideration of major planning applications.
Strategic Housing Market Assessment (SHMA)	An objective assessment of the full need for market and affordable housing within a housing market area.
Supplementary Planning Document (SPD)	Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or issues. SPDs are capable of being a material consideration in planning decisions but do not form part of the Statutory Development Plan.
Town and Country Planning (Local Planning) (England) Regulations 2012	Regulations setting out the requirements for the operation of the Local Planning system.

Appendix 3: Appeal Monitoring

Reference	Site Address	Proposal	Reasons for refusal	Appeal Decision	Notes
S20/0632	17 Eastgate Deeping St James Lincolnshire PE6 8HH	Change of use of the site for dog exercise areas, obedience / agility classes, provision of fencing to dog training areas, hardstanding area for customer parking and the demolition of the existing stables buildings	Policy E7 Policy SP4	Appeal Dismissed	
S19/1475	Land Off Cherryholt Road Cherryholt Road Stamford PE9 2EP	Erection of 31 affordable dwellings and associated works including access and landscaping.	Policy EN1 Policy EN3 Policy EN6	Appeal Allowed with Co	
S21/0201	25 & 27 High Street Ropsley NG33 4BG	Residential development - consisting of 5 dwellings and associated works (Outline - all matters reserved except access)	Policy SP3	Appeal Dismissed	
S21/0691	The Grange Low Road Barrowby Grantham NG32 1DL	Replacement Porch Extension, Replacement windows to the East Elevation & Replacement Roof to the North Elevation. (Resubmission of S20/1205)	Policy EN6 Policy DE1	Appeal Dismissed	
S20/0564	Land To The South Of 141 Stamford Street Grantham NG31 7BS	Erection of 3 attached dwellings	Policy DE1 Policy SP3	Appeal Allowed	
S21/0840	Land Adjacent To 141 Stamford Street Grantham Lincolnshire NG31 7BS	Erection of 3 attached dwellings, with off-street parking	Policy SP3 Policy DE1	Appeal Allowed	
S21/1013	54 North Street Bourne Lincolnshire PE10 9AB	Full width dormer installed to rear elevation	Policy EN6 Policy DE1	Appeal Dismissed	
S20/0675	52 Scotgate Stamford PE9 2YQ	Proposed Alterations to Restaurant: relocation of air conditioning units (including installation of	Policy EN6	Appeal Dismissed	

		screening trellises), retention of existing flue, and removal of signage.			
S21/1201	Land South Of Harvey Close And West Of Wincanton Way Bourne PE10 9PQ	Submission of details reserved by conditions 2 (historic building record) and 5 (landscaping) of S21/0113 (Reserved matters application for details relating to external appearance, layout, scale, and landscaping, with associated open space and infrastructure for the erection of 373 new dwellings, pursuant to Outline Planning Permission under application ref: SK.94/0125/12.)	Policy EN6 Policy DE1	Appeal Allowed	
S20/0676	52 Scotgate Stamford PE9 2YQ	Proposed Alterations to Restaurant: relocation of air conditioning units (including installation of screening trellises), retention of existing flue, and removal of signage	Policy EN6	Appeal Dismissed	
S21/1011	23 Colton Close Baston PE6 9QH	Proposed residential development consisting of 5 dwellings to rear of No 23 Colton Close. (to include demolition of single storey buildings of No 23 to form access to rear of property for planned development and minor alterations to No 23)	Policy SP3	Appeal Dismissed	
S21/1333	Home Farm Cottage Fenton Road Stubton NG23 5DB	Section 73 application to vary Condition 2 (approved plans) of S20/2145 (Replacement of existing dwelling and series of outbuilding structures with a new family home) for changes to garage design including infill connection to the main house	Policy EN6 Policy DE1 Policy SP3	Appeal Dismissed	
S21/2216	Building Positioned Adjacent To Morkery Lane, Castle Bytham	Development and change of use of a building sited on Morkery Lane, Castle Bytham to a live-work unit	Policy SP2 Policy SP5	Appeal Dismissed	

S19/2107	Land Adjacent St Vincents House 47 Old Lincoln Road Caythorpe NG32 3EJ	Erection of single dwelling	Policy EN6 Policy DE1 Policy SP3	Appeal Dismissed	
S21/1963	7 Aveland Way Baston PE6 9QJ	First floor extension above existing car port	Policy DE1	Appeal Allowed with Co	
S21/1758	Manor House Low Road Manthorpe NG31 8NQ	Erection of green oak framed garage with home gym above	Policy EN6 Policy DE1	Appeal Dismissed	
S21/2131	Orchard Farm Main Street Claypole Newark NG23 5AD	Submission for approval of reserved matters (RM) relating to access, appearance, landscaping, layout and scale pursuant to outline permission S21/0155 (for 4 dwellings including partial demolition of existing farm-yard)	Policy EN6 Policy DE1 Policy SP3	Appeal Allowed with Co	
S21/1990	Land East Of The Royal Oak 74 Main Road Long Bennington NG23 5DJ	Erection of 6 no. dwellings at Land East of The Royal Oak	Policy SP3 Policy SP4 Policy DE1 Policy EN5	Appeal Dismissed	
S21/2286	22 The Green Thurlby PE10 0HB	New single storey dwelling with garaging for proposed dwelling and number 22 The Green	Policy SP3	Appeal Allowed with Co	
S21/1573	Chevington House 36 North Road Bourne PE10 9AS	Demolition of the rear part of the existing building and construction of a new 2 storey building to create additional en-suite bedrooms, lounges and ancillary facilities	Policy DE1 Policy EN6	Appeal Dismissed	
S21/2528	32 Reedings Road Barrowby NG32 1AT	Removal of garage and entrance porch. Two storey wrap-around extensions to both sides. Single storey rear extension. Re-roofing. New parking area, New tree	Policy DE1	Appeal Dismissed	

S21/1998	35 Church Street Long Bennington NG23 5ES	Erection of single storey dwelling	Policy DE1 Policy SP3	Appeal Dismissed	
S21/1924	Hazeldene 3 Greatford Road Baston PE6 9NR	Outline application for the demolition of existing bungalow and erection of two dwellings. All matters reserved except access, layout and scale	Policy SP3 Policy DE1 Policy EN5	Appeal Dismissed	
S21/2283	Willowbrook Greatford Road Uffington PE9 4SS	Erection of detached bungalow	Policy SP3 Policy SP5	Appeal Dismissed	
S22/0249	Pineview Holywell Road Castle Bytham Lincolnshire NG33 4SL	Proposed new dwelling with garaging and private parking (Plot 7).	Policy SP2 Policy SP3 Policy DE1	Appeal Dismissed	
S22/0338	Castle Farm Glen Road Castle Bytham Lincolnshire NG33 4RJ	Demolition of existing agricultural buildings and erection of three detached dwellings and associated garaging	Policy SP3	Appeal Dismissed	
S22/0722	2 School Lane Uffington Lincolnshire PE9 4SU	Single storey side and rear extensions to dwelling	Policy DE1 Policy EN6	Appeal Allowed with Co	
S22/1045	1 Roxburgh Road Stamford Lincolnshire PE9 2XE	Retrospective erection of a 1.8m fence to site boundaries and installation of a set of French doors	Policy DE1	Appeal Dismissed	
S21/0808	Land At Pickworth Grange Village Street Pickworth Sleaford NG34 0TD	Outline application (with all matters reserved except access and layout) for the erection of 1 dwelling and associated access	Policy SP3 Policy DE1 Policy SD1	Appeal Allowed with Co	
S22/0376	Land Off Kettering Road Stamford PE9 2JS	Erection of 4 detached dwellings and garaging, creation of access, and associated landscaping	Policy H2 Policy EN3 Policy EN6	Appeal Dismissed	

S22/0900	38 Grantham Road Great Gonerby Lincolnshire NG31 8JX	Two storey side extension, first floor rear extension, new porch and new double garage	Policy DE1	Appeal Dismissed	
S22/0133	Byre Cottage Village Street Oasby NG32 3NA	Proposed alterations & extensions	Policy EN6 Policy DE1	Appeal Allowed with Co	
S21/0641	Grass Verge On Main Street(A151)Between Grimsthorpe And Edenham Grimsthorpe PE10 0NG	The installation of a 20m monopole supporting 3 no. antennas, 2 no. equipment cabinets and ancillary development thereto including 1 No. GPS module		Appeal Allowed	Prior approval - Heritage
S18/0439 / S18/1494	Cranleigh New Cross Road Stamford PE9 1AJ	Erection of single storey and first floor extensions		Appeal Dismissed	No decision notice published, the appeal was therefore against a failure to determine the application with the prescribed period.



**SOUTH
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Planning Committee

7 December 2023

Report of Councillor Phil Dilks
Cabinet Member for Housing and Planning

Annual Infrastructure Funding Statement (2022-2023) and Section 106 Update (as of November 2023)

Report Author

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Purpose of Report

To provide an update on Section 106 planning obligations and review the content of the Infrastructure Funding Statement (2022-2023) before its publication.

Recommendations

It is recommended the Planning Committee:

- 1. Reviews the publication of the Infrastructure Funding Statement (Appendix A) before its publication.**
- 2. Agrees to receive a report regarding the review of Section 106 processes and practices in six months.**

Decision Information

Does the report contain any exempt or confidential information not for publication?

N/A

What are the relevant corporate priorities?

- Growth and our economy
- Housing that meets the needs of all residents
- Clean and sustainable environment
- High performing Council

Which wards are impacted?

All Wards

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The expenditure relates to Section 106 (S106) funds specifically for the purpose of mitigating impacts from development. The parameters for expenditure (in particular the location and type of project that can be supported) are prescribed in the S106 agreement.
- 1.2 The report sets out the current status of the amount of S106 funds held by the Council. The Council is required to publish an annual Funding Statement each year which provides total transparency of the funds received and how they are distributed and utilised.

Completed by: (insert name and job title)

Legal and Governance

- 1.3 S106 agreements are secured under Section 106 of the Town and Country Planning Act 1990 (as amended) to support projects that mitigate the impact of development. The Council has an obligation to spend the funds in accordance with the terms of the agreement which are agreed prior to the grant of planning permission.

Completed by: (insert name and job title)

Risk and Mitigation

- 1.4 The Annual Infrastructure Funding Statement provides factual information. It does not make formal financial commitments The Infrastructure Funding Statement is

subject to annual review which mitigates any residual risk. There are no specific risks to consider.

2. Background to the Report

- 2.1 The planning process supports the delivery of the Council's economic growth and sustainable neighbourhood ambitions as identified in the Corporate Plan (2020-2023). This includes housing and commercial development as identified in the Council's Local Plan. It is important to ensure planning delivers environments and developments which respond to the Council's climate change agenda, whilst providing sufficient and sustainable infrastructure to mitigate the impact of the development.
- 2.2 Planning obligations are legal agreements between developers and Local Authorities, used to mitigate the impacts of a proposed development where it is not possible to do so by condition. Such agreements are legally binding and may include obligations to directly provide infrastructure or other mitigation, or to provide a contribution towards improvements. Obligations can also be used to restrict the use of the land in a particular way. Typically, these agreements are used to secure infrastructure such as affordable housing, highways improvements, education provision and leisure facilities such as open space and play parks.
- 2.3 When planning obligations are negotiated, it is necessary to ensure the Planning Authority consider the requirements of the Community Infrastructure Levy Regulations (2010) (CIL Regulations), the National Planning Policy Framework (NPPF) and the Local Plan.
- 2.4 Regulation 122 of the CIL Regulations sets out the three legal tests that must be complied with when entering into a planning obligation. Essentially, any obligation must be;
 - (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
- 2.5 The NPPF reiterates these tests and confirms planning obligations should only be used where it is not possible to address unacceptable impacts through a condition. All planning obligations are registered against the land and must be complied with by whoever develops/owns the land.
- 2.6 South Kesteven District Council's (SKDC) requirements for planning obligations are set out in the Council's Local Plan and the adopted Planning Obligations Supplementary Planning Document (June 2012) (SPD). Planning Officers will

negotiate planning obligations based on policy requirements and to mitigate any adverse impacts of a development proposal.

- 2.7 It is often the case, Lincolnshire County Council (LCC) will be a party to these agreements where the mitigation relates to highways and education, for example. In these cases, LCC will be responsible for monitoring and collecting contributions or ensuring on-site provision in relation to those obligations. In most other cases, SKDC is the accountable body for the collection and spending of any contributions or ensuring on-site delivery/general compliance with the Obligations. Any financial contributions collected must be spent in accordance with the terms set out in the agreement which was negotiated before planning permission was collected.
- 2.8 For other contributions, such as those collected on behalf of the National Health Service (NHS), the Council must wait for those bodies to identify suitable projects the contribution can be spent on before releasing the funds. This is because SKDC remains the accountable body and must be satisfied the contributions are being spent in accordance with the requirements of the legal agreement.
- 2.9 Financial contributions are usually subject to indexation, meaning the amount ultimately collected goes up or down according to the financial indexes. Additionally, there are usually penalty payments for overdue payments. Unspent contributions should be paid back to the developer and there will often be clauses within the planning obligation to this effect.

Infrastructure Delivery Officer

- 2.10 During a restructure of the Planning Department (Winter 2022/2023), the role of Infrastructure Delivery Officer was created, replacing a more administrative monitoring role. Following a competitive recruitment process, the role was successfully recruited to in September 2023. The role involves monitoring and recording obligations as well as liaising with stakeholders to ensure any financial contributions are appropriately spent. This is a positive and important role for the Council, highlighting the contribution both planning and planning obligations play in shaping our communities and delivering the Council's growth aspirations.
- 2.11 Currently the Infrastructure Delivery Officer (IDO) is working with the Assistant Director of Planning & Growth, Development Management and Enforcement Officers to review the current processes and practices to identify opportunities for improvement. Clarity around authorising the release of funds to a third party e.g. NHS or Town/Parish Council and what information is required to support a bid from the third party, are areas which have already been identified for improvement.
- 2.12 The IDO is also reviewing the ledger to check for compliance with planning obligations and has been chasing up developers where contributions have been overdue. The onus is on the developer to ensure they comply with the planning

obligations, however good practice means the Council will also monitor the situation.

- 2.13 The Council can charge fees for the work undertaken to monitor planning obligations on a cost recovery basis and work is currently being undertaken to prepare an up-to-date charging schedule. This is scheduled to be reported to February 2024 Finance and Economic Overview and Scrutiny Committee, before being presented to Full Council for adoption.
- 2.14 This is happening in parallel with an audit of the Council's S106 processes and practices, scheduled for February 2024.

Affordable Housing

- 2.15 The provision of affordable housing is secured through planning obligations. This can either be on-site provision or a contribution towards the provision of affordable housing elsewhere.
- 2.16 Where a contribution has been secured, this can be used towards the provision of affordable housing including purchasing property on the open market or on Capital projects to create affordable housing. The planning team work closely with housing colleagues regularly to discuss matters relating to the delivery of affordable housing including spending contributions held by the Council.
- 2.17 Table 7 in the Infrastructure Funding Statement (IFS) (**Appendix A**, page 17) appended to this report identifies that in 2022/23 a total of £285,396.08 was spent on the provision of affordable housing. Tables 9 and 10 in the IFS also identifies that the Council holds in excess of £1.67 million in contributions to be spent on the provision of affordable dwellings.
- 2.18 It should be noted that whilst the Council can deliver affordable housing itself, other organisations or Registered providers are also responsible for providing affordable housing.

Infrastructure Funding Statement

- 2.19 Local authorities are required to produce an Infrastructure Funding Statement (IFS) on an annual basis. The Community Infrastructure Levy Regulations 2010 (CIL Regulations) require that from the financial year 2019/2020 onwards, any local authority that has received developer obligation (either through Section 106 planning obligations or the Community Infrastructure Levy (CIL)) must publish an IFS by 31 December each year.
- 2.20 The Infrastructure Funding Statement report at **Appendix A** covers the financial year 1 April 2022 to 31 March 2023. This is the fourth Infrastructure Funding Statement produced by South Kesteven District Council. Members were last

presented with an IFS (for 2021-2022) at 21 February 2023 Finance, Economic Development and Corporate Services Overview and Scrutiny Committee.

- 2.21 The regulations set out the Infrastructure Funding Statement should comprise of:
- A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL.
 - A CIL report, in relation to the previous financial year, which includes matters specified within the regulations.
 - A planning obligations report, in relation to the reported year, which includes matters specified within the regulations. This is referred to as the 'Section 106 report'.
- 2.22 South Kesteven District Council has not adopted the Community Infrastructure Levy (CIL) funding mechanism and seeks developer contributions through legal agreements known as S106 Agreements (also known as "planning obligations"). Therefore, the IFS only sets out information on the monetary (and non-monetary) contributions sought through Section 106 Agreements.
- 2.23 The Infrastructure Funding Statement focuses on what has happened in the reported year. There are four main categories of data reported:
- Obligations which have been entered into the reported year;
 - Money received in any year and not spent;
 - Monies that have been allocated but not spent during the reported year;
 - Money that has been spent during the reported year.
- 2.24 As identified in the IFS, the total funds held by SKDC on 31 March 2023 was £3,575,719.46.
- 2.25 The tables below set out the headline monetary and non-monetary figures, which are also included within the Infrastructure Funding Statement document at **Appendix A**.

Monetary Contributions	
Total Money to be provided through planning obligations agreed in 2022/2023	£7,225,090.80
Total money received through planning obligations in 2022/2023	£1,001.936.78
Total money received through planning obligations (whenever agreed) spent in 2022/2023	£305,902.28

Total money received through planning obligations (whenever agreed) retained in 2022/2023 (excluding “commuted sums” for longer term maintenance)	£3,398,976.45
Total money received through planning obligations (whenever agreed) retained in 2022/2023 as “commuted sums” for longer term maintenance	£176,743.01

Non-Monetary Contributions	
Total Number of affordable housing units to be provided through planning obligations agreed in 2022/2023	207 <i>(51 of which are from 100% affordable schemes).</i>
Total Number of affordable housing units which were provided through planning obligations (whenever agreed) in 2022/2023	151 <i>(dwellings completed in 2022/2023)</i>
Total number of school places for pupils to be provided through planning obligations agreed in 2022/2023	£3,205,274.00 to be provided through planning obligations agreed in 2022/2023. Number of school places is determined by the County Council.

Policy Update

- 2.26 The Council's Local Plan is currently undergoing a review and it is expected that the draft Plan will be submitted for examination in Winter 2025; it is anticipated that it will be adopted the following year. The Council's current Supplementary Planning Document (SPD) will be updated once the next local plan has been adopted although work on this will likely begin once the plan has been submitted for examination.
- 2.27 In the meantime, up-to-date evidence and information can be used to justify planning obligations and this will be carried out on a case-by-case basis. For example, as part of the local plan review, work has been commissioned to review the Districts open space and leisure provision. This will inform and update the requirements for new developments that are currently identified in the adopted local plan. Whilst it will be beneficial to update the SPD, the age of the document does not prevent the Council from securing infrastructure to meet the needs of any proposed developments.
- 2.28 The Levelling Up and Regeneration Act (LURA) 2023 has introduced amongst other things, an Infrastructure Levy (IL), this would replace the current CIL provisions.

The new levy is intended to simplify and speed up the process based on a proportion of the development value of the land moving the system away from the current land value capture approach. This change will be introduced in phases and is likely to take 10 years to fully implement. Further details, including secondary legislation is expected and the Committee will be updated as appropriate.

3. Key Considerations

- 3.1 The preparation of an Annual Infrastructure Statement is a statutory requirement. There are no appropriate alternatives to noting the content of the document.

4. Other Options Considered

- 4.1 Effective monitoring of S106 obligations is not only good practice, it also ensures delivery of sustainable developments in accordance with the development plan and relevant planning permissions. The 'do nothing' option was therefore discounted.

5. Reasons for the Recommendations

- 5.1 Officers are undergoing a full review of the internal processes and practices to ensure greater transparency and to a robust process. Effective monitoring of planning obligations is important to ensure developments are appropriately mitigated, and the Council can achieve its sustainable growth ambitions. The preparation and publication of the Infrastructure Funding Statement is a legislative requirement the Council must comply with.

6. Background Papers

- 6.1 *Local Development Scheme 2023-2026*, adopted by Cabinet on 30 May 2023 and available online at:
https://www.southkesteven.gov.uk/sites/default/files/2023-08/Local_Development_Scheme_2023-2026.pdf
- 6.2 *Section 106 (Planning Obligations) Agreement Monitoring Update Report* - Reported to Finance, Economic Development and Corporate Services Overview and Scrutiny Committee, published 21 February 2023 and available online at:
<https://moderngov.southkesteven.gov.uk/documents/s36955/S106%20Report.pdf>
- 6.3 SKDC Planning Obligations Supplementary Planning Document, available online at:
[Planning Obligations Supplementary Planning Document: June 2012 \(southkesteven.gov.uk\)](https://www.southkesteven.gov.uk/planning-obligations-supplementary-planning-document-june-2012)

7. Appendices

- 7.1 **Appendix A** - Draft Infrastructure Funding Statement



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South Kesteven District Council

Infrastructure Funding Statement

2022/2023

Published: December 2023



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1. Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which came into force on 1 September 2019 require that all local planning authorities publish an Infrastructure Funding Statement (IFS) annually, no later than 31 December. This is the fourth IFS produced by South Kesteven District Council (SKDC).
- 1.2 This report covers the financial year 1 April 2022 to 31 March 2023.
- 1.3 The IFS provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in South Kesteven. The total funds held on 31 March 2023 was: **£3,575,719.46.**
- 1.4 Monies agreed in Section 106 Agreements (S106) - signed in 2022/2023 for the future and are therefore not yet due to be received, total: **£7,225,090.80.** Please note, all figures stated in the report for contributions secured and not yet received, are subject to indexation.
- 1.5 Statistics are provided in relation to the type of infrastructure targeted, geographical allocations and the provision of Affordable Housing.
- 1.6 SKDC seeks developer contributions through legal agreements known as S106 Agreements (also known as “planning obligations”).
- 1.7 Section 106 of the Town and Country Planning Act 1990 enables a Local Planning Authority (LPA) to enter into a negotiated agreement, a planning obligation, to mitigate the impact of a specific development and to make it acceptable in planning terms.
- 1.8 A planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. In some instances, obligations may require payments to be made to parish councils or other stakeholders.
- 1.9 LPAs can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 1.10 The intention of an IFS is to give policy makers and communities insight into how developer contributions can support the local area. The publication also illustrates how Section 106 obligations are used towards the objectives of the South Kesteven Local Plan and Corporate Plan.

2. Developer Contributions

- 2.1 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) are legal agreements which make a proposed development acceptable in planning terms, that would not otherwise be acceptable. The obligations are focused towards site specific mitigation of the impact of development.
- 2.2 Obligations can only be sought where they are:
- (a) necessary to make the development acceptable in planning terms,
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- They can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments, which are to be spent on specified projects and initiatives.
- 2.3 SKDC's requirements for Section 106 planning obligations are set out in the Council's adopted Local Plan, with additional guidance available in the Planning Obligations Supplementary Planning Document (June 2012).

Headline Figures

Table 1: Monetary Contributions

Monetary Contributions	
Total Money to be provided through planning obligations agreed in 2022/2023	£7,225,090.80
Total money received through planning obligations in 2022/2023	£1,001,936.78
Total money received through planning obligations (whenever agreed) spent in 2022/2023	£305,902.28
Total money received through planning obligations (whenever agreed) retained in 2022/2023 (excluding "commuted sums" for longer term maintenance)	£3,398,976.45
Total money received through planning obligations (whenever agreed) retained in 2022/2023 as "commuted sums" for longer term maintenance	£176,743.01

Table 2: Non-Monetary Contributions

Non-Monetary Contributions	
Total Number of affordable housing units to be provided through planning obligations agreed in 2022/2023	207 (51 of which are from 100% affordable schemes).
Total Number of affordable housing units which were provided through planning obligations (whenever agreed) in 2022/2023	151 (dwellings completed in 2022/2023)
Total number of school places for pupils to be provided through planning obligations agreed in 2022/2023	£3,205,274.00 to be provided through planning obligations agreed in 2022/2023. Number of school places is determined by the County Council.

Table 3: Other non-monetary contributions to be provided through Section 106 planning obligations which were agreed in 2022/2023

Non-Monetary Contributions		
Planning Reference	Non-Monetary Contribution	Management
S21/0655 - Land West of Main Road Long Bennington	On Site open Space	The open space will be transferred to a Management Company.
S21/1045 - Land at 1 Station Approach Ancaster	On Site open Space	The open space will be transferred to a Management Company.
S18/0904 - Land at Manning Road Bourne	On Site open Space	The open space will be transferred to a Management Company.
S20/0775 - Land West of Main Road Long Bennington	On Site open Space	The Owners are obliged to maintain and manage, or procure the maintenance and management in perpetuity of, the on site public open space.
S16/2819 - Land at Rectory Farm, Grantham	On Site Open Space (LEAP)	The Owner shall maintain the Open Space and LEAP in accordance with the Open space scheme. Open space and or LEAP

Non-Monetary Contributions		
Planning Reference	Non-Monetary Contribution	Management
		is to be transferred at nil consideration to the District Council or Management Company subject to the covenant.
S17/1262 - Downtown Grantham Designer Outlet	Training Academy	Provision of a Training Academy or funding of a training package in conjunction with Grantham College or another training provider.
	Visitor Centre	Supply of a Tourism Manager given the number of visitors to the District as a result of the Designer Outlet Centre (DOC).

Section 278 Highway Agreements

- 2.4 Agreements used to fund infrastructure can also be made under Section 278 of the Highways Act 1980, which allow developers to make permanent alterations or improvements to a public highway as part of a planning approval. These agreements are agreed by Lincolnshire County Council and therefore not included in this IFS.

Community Infrastructure Levy

- 2.5 The Community Infrastructure Levy (CIL) is a levy that Local Authorities can set on new developments to raise funds for infrastructure, facilities and services.
- 2.6 Currently, SKDC has not adopted this funding mechanism and uses Section 106 agreements and obligations to mitigate the impacts of development.

Section 106 Planning Obligations

- 2.7 Total amount of money and non-financial contributions to be provided under any planning obligations which were entered into during 2022/2023. The figures in Table 4 do not consider indexation (inflation/deflation) that may be applied when the money becomes due. Please see Table 3 for more information on non-monetary contributions.

Table 4: Section 106 Signed in 2022/2023

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
S21/0655 - Land West of Main Road Long Bennington (Signed – 06/07/22)	Health	£28,380.00		Providing NHS facilities at Long Bennington Surgery to mitigate the development.
	Open Space	£25,473.00		Play equipment to provide provision or upgrade to Childrens play equipment at Long Bennington playing fields or such other relevant project identified by the council.
	Open Space		On site	Provide on-site open space as per agreement with the council
	Education	£103,384.00		Secondary education contribution solely towards providing secondary education capacity in Grantham. Sixth form contribution solely towards providing sixth form education capacity in Grantham.
	Affordable Housing		43 Units	100% of dwellings Affordable Housing. 9 for Rent, 28 for Social Rent, 6 for Shared Ownership.
S21/1045 - Land at 1 Station Approach Ancaster (Signed – 18/10/22)	Education	£50,974.00		To apply contribution towards additional capacity at a Sleaford Secondary School.
	Health	£19,800.00		To be used to provide more efficient practice space for Caythorpe and Ancaster Surgery's admin and dispensing functions.

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
	Open Space	£16,768.00		To improve play equipment in Ancaster
			On Site open Space	To provide on-site pursuant to planning permission.
	Affordable Housing			Scheme securing 30% of the total number of dwellings, 25% as first homes, 60% as AH for rent and 15% as shared ownership.
S18/0904 - Land at Manning Road Bourne (Signed – 20/04/22)	Open Space		On Site open Space	Area no less than 7200 Sqm to be provided on site.
		£62,000.00		To be used towards the provision or upgrade or new or existing facilities to enhance Abbey Lawn open space.
	Affordable Housing		37 Dwellings	To provide 30% for Affordable Housing, 60% of which for rental, 40% for other Affordable Housing.
	Education	£677,344.00		Primary costs for Bourne Primary School £263,805.00, Secondary school for Bourne school £339,829.00 and for Bourne secondary school Sixth form payment of £73,710.00.
	Health	£79,860.00		Health contribution solely for the purpose of increasing capacity within Bourne

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
S20/0775 - Land West of Main Road Long Bennington (Signed – 19/04/22)	Community	£12,250.00		For the Parish of Long Bennington to improve the community provision, maintenance and extension of community facilities.
	Open Space		On Site	Two play areas to be provided and equipped on site.
				Area no less than 20sqm per person to be provided on site.
	Health	£33,000.00		Contribution for accommodating the additional demands of the development, including more clinical rooms, adaption of storage and patient waiting areas and creation of a larger dispensary.
	Affordable Housing		15 Dwellings	To provide 30% as Affordable Housing, 60% of which will be Rental and 40% will be shared ownership.
	Education	£171,350.00		Contribution to use towards secondary and sixth form capacity.
S21/1841 - Land South of Bourne Road and North Swinstead	Highways	£5,000.00		To be used by the council towards monitoring compliance with the travel plan.
		£300,000.00		Highways contribution to be used by the council towards footpath

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
Road Corby Glen Grantham (Signed – 28/07/22)				improvements on corner of Moreleys Lane.
		£2,800.00		To be used by CC for making traffic regulations order to move the 30mph speed limit on A151 Bourne road and the B1176 Swinstead Road.
	Affordable Housing		60 Dwellings	To provide 30% of total number of dwellings. 60% of which will be for rental and 40% for shared ownership.
	Community	£110,000.00		To be used by the parish council towards local community projects
	Education	£485,814.00		Secondary school £356,821.00 Corby Glen school and sixth form £128,993.00 towards Bourne secondary school
	Health	£131,340.00		To be used towards improving capacity and facilities at Glenside Surgery or Market Cross Surgery.
		£7,480.00		To support expansion in capacity at an alternative general practice site to meet the local population health need.
S21/2094 - Land at 20 and 20B	Health	£5,500.00		For remodelling/changes to layout or extension to

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
Swinegate, Grantham (Signed – 01/03/23)				existing facilities at St Peters Hill, St Johns, Vine street and Harrowby Lane Surgery.
S16/2819 - Land at Rectory Farm, Grantham (Signed – 10/01/23)	Affordable Housing		22 Dwellings	As discounted open dwellings. To be provided as affordable dwelling.
	Community	£50,380.00		Community centre for Poplar Farm site only
	Education	£827,079.00		To provide a secondary school contribution (£679,659) for new secondary school in the south of Grantham and sixth form contribution (£147,420) providing a sixth form facility at the new secondary school.
	Fire	£1,977.00		Fire Hydrant to serve the development.
	Heath	£145,200.00		Purposes of the provision of a new healthcare facility in a location accessible to the occupiers of the dwellings.
	Highways	£869,196.00		£550,000 for highway works to go towards Grantham Southern Relief Road (GSRR) and £319,196 towards supporting bus services and transport measures.
	Open Space	£254,464.00		For maintenance of open space on site only.

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
			Onsite play space (LEAP)	Area of LEAP 3339m2 on site.
	Monitoring fee	£10,000.00		Council Costs for monitoring contribution
S16/2816 - Land at rectory Farm Grantham (Signed – 17/01/23)	Community	£52,212.00		Community centre for Poplar Farm site only
	Education	£889,329.00		Primary education £11,276.00 to extend the Poplar Farm School only secondary Education £730,633.00 and sixth form £147,420.00.
	Fire	£988.80		Provision of Fire Hydrant(s) to serve the development.
	Health	£150,480.00		Purposes of the provision of a new healthcare facility in a location accessible to the occupiers of the dwellings.
	Affordable Housing		22 Dwellings	To secure the dwellings as affordable.
	Highways	£900,804.00		Highways - £570,000 towards the GSRR and £330,804 towards supporting bus services.
	Open Space	£254,464.00		For the developer to lay out open space in accordance with the agreed open space scheme on-site.
	Monitoring fee	£10,000.00		Council Costs for monitoring contribution.

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
S21/1710 - Land West of St Medards Close, Little Bytham, Grantham (signed 22/06/2022)	Affordable Housing		8 Dwellings.	To secure the dwellings as affordable.
S17/1262 - Downtown Grantham Designer Outlet (Signed 28/04/2022)	Education		Training Academy	Provision of a Training Academy or funding of a training package in conjunction with Grantham College or another training provider. If the Training Academy is not provided funding of £65,000 with payment spread over three years.
	Community		Visitor centre	Provision of minimum 62 sq. metres within the DOC Tourist and Visitor Information Centre for the purposes of supporting tourism initiatives, to promote town centre events and to encourage tourists.
		£75,000.00		Towards promoting activities aimed at tourists within the town centre (events, festivals, markets etc).
			Bus Service	Requirement to submit a scheme for the delivery of improvements to the existing Bus Service between the Development and the Town Centre.

Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
	Transport	£30,000.00		Towards improvements to car parking signage and directions in Grantham town centre to facilitate linked trips by car.
		£150,000.00		Towards Town Centre live car parking availability interactive signage at five car parking sites including installation and maintenance costs.
	High Street	£150,000.00		Towards other physical improvements to make Grantham town centre more attractive as a linked destination (e.g., pedestrian way finding signage, public realm improvements, improvements to the railway station, the shop front improvement scheme, improvements to attractions within the town centre such as signage for heritage assets etc).
		£75,000.00		Towards the town centre tourism manager given number of visitors to district.
Total		£7,225,090.80		

2.8 The total amount of money under any planning obligation which was received during 2022/2023.

Table 5: Total amount of money under any planning obligation which was received during 2022/2023

Planning Reference	Purpose of Funding	Monetary Contribution	Comments
S16/1451 Land off Main Road Long Bennington	Affordable Housing	£516,000.00	For the provision of affordable housing to be located within the District.
S18/2111 153 Eastgate, Deeping St James	Affordable Housing	£142,032.00	To be provided within Deeping St James. Should this not be possible, the contribution can be used by the council towards the provision of affordable housing within the administrative area.
	Education	£7,346.00	To use towards the provision of sporting facilities at The Deepings secondary school.
	Health	£1,712.00	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre or alternative facilities serving the development as the NHS England.
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	Affordable Housing	£159,664.00	Affordable housing to be provided within the administrative area of the Council.
S18/0543 Gravitas, Wherry's Lane, Bourne	Affordable Housing	£91,704.78	Provision of affordable housing in Bourne.

Planning Reference	Purpose of Funding	Monetary Contribution	Comments
S18/0452 Ferndale House, Swinstead Road	Open Space and Leisure	£16,740.00	For play equipment at Corby Glen.
	Education	£61,238.00	One additional classroom at the Charles Reed Academy, Corby Glen.
S21/2094 Swinegate, Grantham, NG31 6RJ	Health	£5,500.00	Contribution to go toward the improvement of all the main GPs in Grantham.
Total		£1,001.936.78	

- 2.9 The total amount of money received through planning obligations (whenever agreed) retained at the end of the reported year and have been allocated for the purpose of longer-term maintenance ("commuted sums").

Table 6: Total money received through planning obligations (whenever agreed) retained in 2022/2023 as "commuted sums" for longer term maintenance

Planning Reference	Monetary Contributions	Purpose of Funding
S05/1288 Land East of Churchfield Close, Deeping St James	£9,209.72	Green Area Maintenance
S02/1169 Land off Springfield Road, Springfield Business Park, Grantham	£3,681.33	Green Area Maintenance
S08/1231 Poplar Farm, Grantham	£133,544.96	Green Area Maintenance
S12/0864 Taylor Wimpey East	£30,307.00	Green Area Maintenance
Total	£176,743.01	

Section 106 Infrastructure Expenditure in 2022/2023

2.10 The total amount of money received through planning obligations (whenever agreed) which was spent during 2022/23 is **£305,902.28**.

Table 7: Infrastructure Expenditure

Planning Reference	Purpose of Funding	Spent
S15/0030 Marshall's Yard, Stamford	Affordable Housing	£285,396.08
S05/0220 Land at Springfield Road, Grantham	Digital Infrastructure	£15,835.00
S12/0864 Empingham Road, Stamford	Open Spaces and Leisure	£4,671.20
Total		£305,902.28

Other Expenditure of Section 106 Contributions in 2022/2023

- 2.11 No money received through planning obligations was spent in 2022/2023 on repaying money borrowed.
- 2.12 No money received through planning obligations was spent in 2022/2023 in respect of monitoring (including the preparation of this Infrastructure Funding Statement) in relation to the delivery of planning obligations.

Non-monetary contributions provided under planning obligations which were delivered during 2022/2023

Affordable Housing Delivery

- 2.13 Table 8 relates to the completions of affordable dwellings across the district. In summary, 151 affordable dwellings were delivered in SKDC during the financial year 2022/2023.

Table 8: Affordable Housing Delivery

Location	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Discounted Open Market	Rent to Buy	Total
Grantham	-	9	-	18	7	-	34
Stamford	5	-	-	-	-	-	5
Bourne	-	-	-	8	-	-	8
The Deepings	-	27	-	4	-	-	31
Larger Villages	-	39	-	34	-	-	74
Smaller Villages	-	-	-	-	-	-	0
Total	5	75	0	64	7	0	151

- 2.14 Definitions of the categories used in Table 8 above are set out below.

Affordable Housing - includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Affordable Rent – is a rent charged up to 80% of the market levels within the local area, offered by Registered Housing Providers to households whose needs are not met by the market.

Intermediate Rent – as Affordable Rent above but offered by private landlords, allowing households without the money for a deposit to purchase a property and the opportunity to obtain a home whilst still saving for a deposit.

Shared Ownership – Allows buyers to purchase a share of a property (25% to 75%) and pay rent on the remaining share. It provides intermediate tenancy for households which would not otherwise be able to afford home ownership. The supply of new shared ownership properties has increased in recent years, making up an increasing proportion of new homes for affordable home ownership.

Social Rent – houses are owned by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime

Rent to Buy – a Government scheme designed to ease the transition from renting to buying a home by providing subsidised rent.

Section 106 receipts retained (allocated and unallocated)

- 2.15 The total amount of money, received through planning obligations prior to 2022/2023 which had not been allocated to a specific infrastructure project or item by the end of 2022/2023: **£290,627.51**.

Table 9: Total amount of money under any planning obligation which was received which has not been allocated

Planning Reference	Monetary contribution	Purpose of Funding
S12/0438 2A Radcliffe Road, Stamford	£290,627.51	Affordable Housing provision - Not currently allocated to a specific scheme or area, can be pooled with other affordable commuted sums (pooling restrictions have now been removed). Planning obligations must be necessary to make the development acceptable in planning terms. As such, infrastructure should be sited in the vicinity of the development.
Total	£290,627.51	

- 2.16 By the end of 2022/2023, the total amount of money received under any planning obligation in any year, which has been allocated to an infrastructure project or type for spending, but which had not been spent (including “commuted sums”): **£3,285,091.95.**

Table 10: Allocated Planning Obligation Receipts by Infrastructure Type

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£1,381,332.61
Digital Infrastructure	£9,283.79
CCTV & Public Art	£7,528.71
Community Facilities	£83,121.56
Green Area Maintenance	£176,743.01
Open Spaces & Leisure	£370,785.81
Monitoring	£12,210.80
Education	£763,509.84
Health	£357,411.66
Transport & Travel	£123,164.16
Total	£3,285,091.95

- 2.17 Table 11 below sets out the details of the items of infrastructure on which the money has been allocated, and the amount allocated to each of them.

Table 11: The total amount of money (received under any planning obligation) which was allocated but not spent during the reported year for funding infrastructure

Site Reference	Monetary Contribution	Purpose of funding/contribution
S15/0030 Marshall's Yard, Stamford	£5,803.92	Affordable Housing
S11/0967 McCarthy Stone, Grantham	£29,090.65	Affordable Housing
S10/2106 Land to the rear 45-49 Harrowby Lane	£177,000.00	Affordable Housing
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£134,037.26	Affordable Housing
S16/1451 Land off Main Road Long Bennington	£642,000.00	Affordable Housing
S18/2111 153 Eastgate, Deeping St James	£142,032.00	Affordable Housing
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	£159,664.00	Affordable Housing
S18/0543 Wherry's Lane, Bourne	£91,704.78	Affordable Housing
S05/0220 Land at Springfield Road	£9,283.79	Digital Infrastructure
S08/1231 Poplar Farm	£7,528.71	CCTV and Public Art
S00/0843 Land North of Springfield Road	£45,000.00	Community Facilities
S08/1231 Poplar Farm	£38,121.56	Community Facilities
S05/1288 Land East Churchfield Close, Deeping St James	£9,209.72	Green Area Maintenance
S02/1169 Persimmon Homes - Springfield Road, Grantham	£3,681.33	Green Area Maintenance
S08/1231 Poplar Farm	£133,544.96	Green Area Maintenance
S12/0864 Taylor Wimpey East	£30,307.00	Green Area Maintenance
S12/0864 Stamford West	£184,240.00	Open Spaces and Leisure
S99/1156 Langford Gardens	£4,112.60	Open Spaces and Leisure
S09/2245 Caunt Road, Grantham	£426.50	Open Spaces and Leisure

Site Reference	Monetary Contribution	Purpose of funding/contribution
S14/3208 High St Billingborough	£5,831.00	Open Spaces and Leisure
S13/2586 Land at Belvoir Close, Stamford	£9,586.40	Open Spaces and Leisure
S14/1684 Southfield Business Park, Falcon Way Bourne	£17,662.14	Open Spaces and Leisure
S12/0864 Empingham Road, Stamford	£119,573.04	Open Spaces and Leisure
S12/0438 2A Radcliffe Road, Stamford	£12,614.13	Open Spaces and Leisure
S18/0452 Ferndale House, Swinstead Road	£16,740.00	Open Spaces and Leisure
S08/1231 Poplar Farm	£2,210.80	Monitoring
S12/0864 Stamford West	£10,000.00	Monitoring
S08/1231 Poplar Farm	£341,480.73	Education
S12/0864 Empingham Road, Stamford	£293,470.13	Education
S17/1262 Rioja Developments	£22,912.15	Education
S12/0864 Taylor Wimpey East	£37,062.83	Education
S18/2111 153 Eastgate, Deeping St James	£7,346.00	Education
S18/0452 Ferndale House, Swinstead Road	£61,238.00	Education
S08/1231 Poplar Farm	£60,827.19	Health
S12/0864 Stamford West	£133,000.00	Health
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£13,275.87	Health
S12/0864 Empingham Road, Stamford	£89,322.90	Health
S18/0543 Wherry's Lane Bourne	£11,773.70	Health
S16/1451 Land off Main Road, Long Bennington	£42,000.00	Health
S18/2111 153 Eastgate, Deeping St James	£1,712.00	Health

Site Reference	Monetary Contribution	Purpose of funding/contribution
S21/2094 Swingate, Grantham, NG31 6RJ	£5,500.00	Health
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£2,577.64	Transport and Travel
S08/1231 Poplar Farm	£13,802.63	Transport and Travel
S12/0864 Stamford West	£106,783.89	Transport and Travel
Total	£3,285,091.01	

Total Allocations by Location

- 2.18 Tables 12-18 below show the monies the Councils holds for infrastructure provision that needs to be provided in specific locations within the District, this has been split into the identified allocations. It should be noted that, despite the categories being broad descriptions, the individual contributions are committed to specific locations and cannot be used for any other purpose unless a legal variation is agreed between all parties.
- 2.19 In some instances, such as affordable housing, the agreement requests expenditure within a certain location. However, if this is unachievable, the agreement will prescribe where delivery of infrastructure and use of the obligations is to be expected.

Table 12: Bourne

Bourne	
Infrastructure type	Amount Held
Affordable Housing	£91,704.78
Open Space and Leisure	£17,662.14
Health	£11,773.70
Total	£121,140.62

Table 13: The Deepings

The Deepings	
Infrastructure type	Amount Held
Affordable Housing	£435,733.26
Green Area Maintenance	£9,209.72
Education	£7,346.00
Health	£14,987.87
Transport	£2,577.64
Total	£469,854.49

Table 14: Grantham

Grantham	
Infrastructure type	Amount Held
Affordable Housing	£206,090.65
CCTV & Public Art	£7,528.71
Community Facilities	£83,121.56
Digital Infrastructure	£9,283.79
Education	£364,392.88
Green Area Maintenance	£137,226.29
Health	£66,327.19
Monitoring Fees	£2,210.80
Open Space and Leisure	£4,539.10
Transport	£13,802.63
Total	£894,523.60

Table 15: Stamford

Stamford	
Infrastructure type	Amount Held
Affordable Housing	£5,803.92
Education	£330,532.96
Health	£222,322.90
Monitoring Fees	£10,000.00
Open Space and Leisure	£326,013.57
Green Area Maintenance	£30,307.00
Transport	£106,783.89
Total	£1,031,764.24

Table 16: Billingborough

Billingborough	
Infrastructure type	Amount Held
Open Space and Leisure	£5,831.00
Total	£5,831.00

Table 17: Long Bennington

Long Bennington	
Infrastructure type	Amount Held
Affordable Housing	£642,000.00
Health	£42,000.00
Total	£684,000.00

Table 18: Corby Glen

Corby Glen	
Infrastructure type	Amount Held
Open Space and Leisure	£16,740.00
Education	£61,238.00
Total	£77,978.00

Future Spends of Developer Contributions

- 2.20 S106 contributions must be spent in accordance with the terms of the legal agreement. This is likely to include but not be limited to the provision of affordable housing, highway safety schemes, improvements to community and recreation facilities, health care facilities and provision or improvement of education facilities.
- 2.21 The monies agreed via the signing of Section 106 agreements in 2023-2024 have been included below that have been requested by third party organisations. More detailed information regarding further committed development using the S106 contributions will be published in future versions of the Infrastructure Funding Statement.

Table 19: Future Spends of the Developer Contributions

Site Reference	Value	Organisation	Purpose
S17/1728 The Towngate Inn, 3 Towngate East, Market Deeping	£13,275.87	NHS	Internal reconfiguration to increase clinical treatment spaces at The Deepings Practice.
S21/0655 – Main Road, Long Bennington. S16/1451 – Land Off Main Road, Long Bennington	£26,565.60	Long Bennington Parish Council	For the purpose of funding the extension to the car park at Long Bennington Playing Fields
S18/2379 Land West of A1 and North of Bourne Road, Colsterworth	£2,019.10	Lincolnshire Fire and Rescue	Regarding two fire hydrants the serve the development site.

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Ang impormasyong ito ay maaaring magamit sa malaking print, Braille, sa audio tape o computer disc. Kung ikaw, o isang taong kilala mo, ay maaaring makinabang mula sa serbisyong ito, mangyaring makipag-ugnay sa amin

Français / French

Ces informations peuvent être mises à disposition en gros caractères, en braille, sur bande audio ou sur un disque d'ordinateur. Si vous, ou quelqu'un que vous connaissez, pourriez bénéficier de ce service, veuillez nous contacter.

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