

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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Thursday, 16 April 2026 at 10.00 am  
Council Chamber - Council Offices, St. Peter's Hill,  
Grantham. NG31 6PZ

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**Committee Members:** Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor Harrish Bisnauthsing, Councillor Pam Byrd, Councillor Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows, Councillor Gloria Johnson, Councillor Vanessa Smith, Councillor Sarah Trotter, Councillor Mark Whittington, Councillor Paul Wood and Vacancy (Grantham Independent Group)

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## 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 19 March 2026** (Pages 5 - 38)

### 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.*

*Due to the amount of business on the agenda, there is likely to be an interval after the first 6 agenda items, with the committee reconvening at 1pm*

- 4. Application S26/0037** (Pages 39 - 54)
- Proposal: Section 73 application to vary Condition 10 (Off-site highways works) of planning permission S25/0542 to allow up to 120 occupations
- Location: Land at Rectory Farm (Phase 1), Grantham
- Recommendation: To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions
- 5. Application S26/0038** (Pages 55 - 68)
- Proposal: Section 73 application to vary Condition 11 (Off-site highways) of planning permission S24/0140 to allow up to 180 occupations
- Location: Land at Rectory Farm (Phase 1), Grantham
- Recommendation: To authorise the Assistant Director - Planning & Growth to GRANT planning permission, subject to conditions.
- 6. Application S26/0363** (Pages 69 - 77)
- Proposal: Low pressure cleaning of statues excluding plinth.
- Location: Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
- Recommendation: To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to conditions
- 7. Application S25/1912** (Pages 79 - 105)
- Proposal: Outline application for a residential development with all matters reserved except for access
- Location: Land West of The Charters, Greatford Road, Uffington
- Recommendation: To authorise the Assistant Director – Planning & Growth to:
- Undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
  - In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement
- 8. Application S25/2183** (Pages 107 - 131)
- Proposal: The erection of 10no. dwellings, associated infrastructure and green space
- Location: Land Off Brambling Walk, Ripplingale, Bourne, PE10 0WB
- Recommendation: To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
- In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part

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

**9. Application S25/2342**

(Pages 133 - 151)

Proposal: Outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access)

Location: Land between no.9 and no.21 Main Road, Uffington PE9 4SN

Recommendation: To authorise the Assistant Director – Planning to REFUSE planning permission

**10. Application S25/2394**

(Pages 153 - 162)

Proposal: Section 73 application to vary condition 1 (Approved Plans) of planning permission reference S24/1453 (Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/106

Location: The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG

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

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

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## Minutes

### Planning Committee

Thursday, 19 March 2026, 10.00 am

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



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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#### Committee Members present

Councillor Charmaine Morgan (Chairman)  
Councillor Penny Milnes (Vice-Chairman)  
Councillor Pam Byrd  
Councillor Helen Crawford  
Councillor Paul Fellows  
Councillor Tim Harrison  
Councillor Gloria Johnson  
Councillor Vanessa Smith  
Councillor Sarah Trotter  
Councillor Paul Wood

#### Cabinet Members present

Councillor Paul Stokes (Deputy Leader of the Council)  
Councillor Phil Dilks (Cabinet Member for Planning)

#### Other Members present

Councillor Murray Turner  
Councillor Ian Stokes  
Councillor Paul Martin  
Councillor Matt Bailey  
Councillor Gareth Knight

#### Officers

Graham Kitchen (Director of Law and Governance)  
Emma Whittaker (Assistant Director for Planning and Growth)  
Phil Jordan (Development Management and Enforcement Manager)  
Adam Murray (Principal Development Management Planner)  
Kevin Cartwright (Senior Planning Officer)  
Hannah Noutch (Development Management Planner)  
Craig Dickinson (Development Management Planner)  
Arianne Buschmann (Conservation Officer)  
Sean Davies (Tree Officer – Planning)  
Joshua Mann (Democratic Services Officer)  
Amy Pryde (Democratic Services Officer)  
Martha Rees (Legal Advisor)

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### 103. Register of attendance and apologies for absence

Apologies for absence were received from Councillors Patsy Ellis, Harrish Bisnauthsing, Vanessa Smith and Mark Whittington.

Councillor Harrish Bisnauthsing was substituted by Councillor Max Sawyer.

Councillor Vanessa Smith would join the meeting at 1pm.

### 104. Disclosure of interests

Councillor Helen Crawford disclosed an interest in application S25/2443, stating that she previously knew a public speaker in a professional capacity but was addressing the application with an open mind.

It was confirmed that there were no exempt papers for the morning session.

The Chairman gave the following statement regarding applications S25/2462, S25/2223, S25/2444 and S25/2282:

'I make a declaration on behalf of all members that whilst it is acknowledged that the Council are the Applicant, this will not affect how members of the planning committee determine the application. All members have been trained and will determine the applications in accordance with their planning training and with an open mind. Any member who does not feel they are open minded to determine the applications should make a declaration to that effect and not vote on the application.'

The Chairman declared an interest on applications S25/2444 and S24/2218, as a Member of Grantham Town Council. She would remain open minded when considering the application.

### 105. Minutes of the meeting held on 19 February 2026

The minutes of the meeting held on 19 February 2026 were proposed, seconded and **AGREED** as a correct record.

### 106. Application S25/1526

**Proposal:** Outline application for a residential development (7 dwellings) with all matters reserved except for access

**Location:** Constables Field, Belton Lane, Manthorpe, Grantham

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven Supplementary Planning Document.
- Comments received from the Parish Council.
- Comments received from Highways and SuDs.
- Comments received from Environmental Protection.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from Anglian Water.
- Comments received from Environment Agency.

The following comments were made by the public speakers:

- The District Ward Councillor raised concern around the access to the site which appeared to be too close to the railway bridge on Belton Lane. The speed limit on this road is currently 60mph and drivers often exceed this going over the bridge.
- Further concern was raised that LCC Highways had not raised any objections particularly with the current lack of a footpath for pedestrian use.
- The area has already had significant development approved and he urged the committee refuses the application on the basis of overdevelopment on the country road.

During questions to officers and debate, Members commented on the following:

- It was confirmed that there was 155 meters from the access point to the bridge. Highways advised a minimum visibility distance of 124 meters in which a vehicle could safely stop from 60mph. Some Members noted concern about the safety of the access point given the speed of the road and whether there was sufficient stopping distance. A Member did note that the access point had previously been used for slow-moving tractors to access the agricultural site.
- The suggestion was made for a speed reduction of the relevant section of Belton Lane, and/or electronic speed awareness devices. It was noted that this was not within the remit of SKDC but the suggestion would be relayed to Lincolnshire County Council.
- Clarification was sought about whether a pedestrian footpath could be conditioned. It was confirmed that provisions were included for a 2-meter-wide footpath, as recommended by the Highways Authority. The exact position of the footpath was to be confirmed but would be the

most appropriate option covered by the condition. Concern was noted by some Members about whether there would be sufficient connectivity from the site on foot.

- Reassurance was sought that the layout, scale and appearance of the development could not be retrospectively changed following the award of planning permission. The Planning Officer confirmed that this would require a separate application and the application before Members was purely to determine the appropriateness of the site for the potential of 7 dwellings.
- It was noted a comprehensive layout, scale, and appearance of the site had not been presented to the committee despite being received by the Planning Officers. This was because whilst the plans satisfied officers that the site could facilitate 7 dwellings, the Planning Officers felt the layout of the site could be improved.
- A Member noted that a previous application on the site had been rejected. The Planning Officer responded that there had been a sufficient change of circumstances given that the Manthorpe Road development had been permitted.
- A member pointed out that connectivity to the Manthorpe Road estate would depend on a third party who were not part of the application.
- In reference to section 6.1516 of the report, clarification was sought about the nature of the contaminated land classification. The Planning Officer confirmed that this was the standard classification given on land previously used for agricultural purposes.

### **Final decision**

Given some Members safety concerns about the access point to the site, it was proposed, seconded, and **AGREED**, following the Chairman's casting vote, to **DEFER** the item, pending further information about the safety of the access point and connectivity of the site including details of the proposed public footpath on Belton Lane.

*The meeting adjourned at 11.07, and resumed at 11.18.*

### **107. Application S25/2443**

**Proposal:** New farm access track across field to new barn

**Location:** Toll House Farm, Farm Land Adjacent To Mill House, Bourne Road, Folkingham, NG34 0HA

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Folkingham Parish Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from National Gas Transmission.
- Comments received from Heritage Lincolnshire.

The following comments were made by the public speakers:

The District Ward Councillor noted that both the County Councillor, the Parish Council, and 11 objectors had expressed the desire to find an alternative solution, labelling the current application as evasive.

During questions to public speaker, Members commented on the following:

- Noting that the track had already been installed, the speaker queried whether the width of the track was excessive for the stated purpose. A Member suggested that the width of the track had been to allow for wider trailers and transporting equipment.

During questions to officers and debate, Members commented on the following:

- It was confirmed that the barn had been used for agricultural uses only.
- A Member expressed frustration that the individual had not sought planning permission before building the track.
- It was noted that the track could be seen from Folkingham market square.
- It was queried whether the applicant had offered to reduce the width of the track in order to secure planning permission. The Planning Officer confirmed that there had been an email thread where this had been suggested but this was not an amendment within the application.
- It was suggested that a landscaping condition was included, should the application be approved, that replacement hedge rows would be installed at the entrance to the track subject to consideration by the relevant professional. A Member did suggest that this would impair visibility. It was agreed that the location of any replacement landscaping/hedging would be with the recommendation of officers who would take such matters into account.

## **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth 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. TOLL HOUSE FARM - FARM TRACK LAYOUT 001 – received 09/02/26
  - ii. TOLL HOUSE FARM - FARM TRACK LAYOUT 002 - received 09/02/26
  - iii. LOCATION PLAN – received 18/12/25

Unless otherwise required by another condition of this consent.

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

### **During Building Works**

2. No development hereby permitted shall commence until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the proposed archaeological investigations shall be carried out in accordance with the approved Written Scheme of Investigation before works are re-commenced.

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 and Paragraph 199 of the NPPF

3. Before any further works are commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1 and EN1 of the adopted South Kesteven Local Plan.

4. Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1 and EN1 of the adopted South Kesteven Local Plan.

## 108. Application S25/2462

**Proposal:** Repair 4 Oak supporting posts to the roof canopy after stripping off existing Collyweston roof slates. The slates are to be cleaned and reinstated once the works to the timber structure have been completed

**Location:** Land Off Of Elm Avenue, Witham On The Hill

**Recommendation:** To authorise the Assistant Director for Planning & Growth to GRANT listed building consent subject to conditions

Together with:

- Provisions within South Kesteven Local Plan 2011-2016, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- No comments received from Historic England.
- Comments received from Witham on The Hill Parish Council.

During questions to officers and debate, Members commented on the following:

- The lifespan of the repairs was queried. The Planning Officer confirmed that this couldn't be explicitly determined but general maintenance would be required to extend the lifespan of the repairs.
- A member queried what finish the replacement timbers would have given the character of the existing timbers. The Conservation Officer advised that the timbers would not be treated but would be expected to age naturally and quite quickly gain a weathered finish. The officer also advised that the existing timbers were not the original timbers.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director for Planning & Growth to **GRANT** listed building consent 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 works hereby consented shall be carried out in accordance with the following list of approved plans and reports:

- i) Location Plan, received 28 January 2026
  - ii) Witham on the Hill Design and Access Statement, received 28 January 2026
  - iii) Methodology of Works received 03 February 2026
- 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**

3 Before the commencement of any of the joinery works hereby consented, full details of all proposed joinery works for the splice repair and any additional joinery required, including 1:20 sample elevations and 1:2 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must be carried out in accordance with the approved details.

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

### **Before the Development is Occupied**

4 Before the part of the building being altered is first occupied/brought into use, the repair of the canopy shall have been completed in accordance with the approved method statement and material.

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

5 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved documents unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

## **109. Application S25/2223**

*The presentations for applications S25/2223, S25/2444, and S25/2282 were presented on block. Questions and voting remained separate.*

**Proposal:** Lateral crown reduction to Oak tree (TPO-356)

**Location:** Land Adjacent To Numbers 11-21 (Odd Numbers), Rosemary Avenue, Market Deeping, PE6 8JY

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions

Together with:

- No representations received

During questions to officers and debate, Members commented on the following:

- It was confirmed neighbours could not remove overhanging tree branches if the tree was subject to a Tree Preservation Order (TPO).
- Concern was raised at the overall shape of the tree in view of the proposed works. Officers advised this would be taken into account when works completed.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** Consent, subject to conditions:

1. All works should be completed within two years of the date of this notice.
2. All works should be carried out in accordance with the British Standard BS 3998:2010 – Tree Work-Recommendations.

## **110. Application S25/2444**

**Proposal:** Remove Sycamore tree, Mulberry tree and Weeping Ash tree (TPO-188)

**Location:** St Wulfram's Church, Church Street, Grantham, Lincolnshire, NG31 6SR

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions

Together with:

- No representations received

During questions to officers and debate, Members commented on the following:

- A Member expressed concern about adding trees to an already condensed area and believed the decision to replace removed trees should be with the Tree Officer.
- A member commented that TPO trees should be replaced in view of the historic importance and high profile of the site to retain its character. The Tree Officer agreed and advised that replacement trees could be placed anywhere on site and not necessarily in the vicinity of the area where the trees were removed. The tree officer also commented that they had observed a succession planting scheme would benefit the site having identified many of the trees are of a similar age. The committee were advised that this would be a decision of the committee. The Chair put this to the committee and it was agreed that a succession plan would be included in the final decision.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** Consent, subject to conditions:

1. All works should be completed within two years of the date of this notice.
2. All works should be carried out in accordance with the British Standard BS 3998:2010 – Tree Work-Recommendations.

The TPO trees lost due to the works will be replaced on site in an appropriate location and a succession planting scheme will be provided to protect the character of the site.

### **111. Application S25/2282**

**Proposal:** Lateral reduction and shorten upper most leaders of Tree A, Selective pruning to provide clearance on Tree B (TPO-190)

**Location:** Land North Of Main Road, (Between Greystones And No.1 West Road), Tallington, Stamford, PE9 4RS

**Recommendation:** To authorise the Assistant Director – Planning & Growth to GRANT Consent, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor

Cllr Vanessa Smith (Statement)

Together with:

- No representations received

The following comments were made by the public speakers:

- The Ward Councillor for Tallington had no concerns about the application. Work to the trees had been requested by residents. They were supportive of what was being proposed.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** Consent, subject to conditions:

1. All works should be completed within two years of the date of this notice.
2. All works should be carried out in accordance with the British Standard BS 3998:2010 – Tree Work-Recommendations.

*The meeting adjourned at 12:04 until 1pm.*

## **112. Application S24/2218**

**The afternoon session commenced at 1pm.**

*Councillor Vanessa Smith joined the meeting at 1pm.*

*It was proposed, seconded and **AGREED** to give Committee Members 10 minutes recess to read and review the exempt agenda supplement.*

Councillor Tim Harrison and Max Sawyer felt as if they had not received sufficient time to review and consider the information within the exempt agenda supplement.

The Legal Advisor advised if Members felt they had insufficient information to determine the application; they should not participate in the vote as this could bring the decision of the Council into disrepute.

*It was proposed, seconded and **AGREED** to give Committee Members a further 10-minute recess to read and review the exempt agenda supplement.*

*It was proposed, seconded and **AGREED** to go into closed session to seek clarification of the exempt papers:*

*‘Under Section 100(a)(4) of the Local Government Act 1972, the press and public may be excluded from the meeting during any listed items of business, on the grounds that if they were to be present, exempt information could be disclosed to them as defined in paragraph 5 of Part 1 Schedule 12A of the Act’.*

*(The Committee returned into open session at 14:22).*

**Proposal:** Section 73 application to remove Condition 21 (Pennine Way Bridge) and vary Condition 36 (Off-site highways works) of planning permission S08/1231 to remove the obligation to deliver the Pennine Way bridge

**Location:** Poplar Farm, Grantham

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

Noting comments in the public speaking session by:

District Ward Councillors	Cllr Matt Bailey Cllr Paul Martin Cllr Ben Green (Statement to be read out) Cllr Gareth Knight Cllr Ian Stokes
Against	Cllr Richard Davies (Grantham North-West LCC Councillor) Linda Jackson (Barrowby Gate Grantham Town Councillor)
On behalf of the Applicant	Darren Ridout – Development Manager (Buckminster)

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021 – 2041.
- Comments received from Active Travel England.
- Comments received from Barrowby Parish Council.
- Comments received from County Councillor Paul Martin.
- Comments received from Grantham Civic Society.
- No comments received from Grantham Town Council.
- No comments received from Great Gonerby Parish Council.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from National Highways.
- No comments received from Network Rail.

The following comments were made by the District Ward Councillors:

- A list of material considerations of the application was outlined.

- Connectivity of Gonerby Hill Foot, through Poplar Farm and to Barrowby gate was suggested in order to provide the link road around the town.
- Objections from Lincolnshire County Council were outlined. A survey had been conducted where 926 of local people responded and 805 (87%) people said they wanted the road to be built.
- The bridge hits (29) within the town and A1 closures (42) annually were highlighted.
- District Ward Councillor felt the developer had let the people of Grantham and residents of Poplar Farm down after previously promising the bridge would be delivered.
- That the bridge was not an incidental feature. It formed part of the package of infrastructure that accompanied this development when permission was granted. Removing it now fundamentally altered the balance that justified the original decision.

The following comments were made by objectors:

- It was felt the changes to the S106 was not a minor amendment and was a fundamental weakening of the infrastructure package.
- Concern was raised on the provision of the sports pitch being delayed and the provision of a health centre.
- It was felt the proposal was a material reduction in what residents were promised.
- Delaying or removing the obligations to deliver the bridge would result in an unacceptable development, conflicting with NPPF paragraph 57 and the Council's Local Plan.
- An objector had attended a meeting where plans were discussed to release around 100 new-build houses onto the market in the Barrowby Gate area being significantly more than the originally suggested 30.
- Previously, an inspector's report had suggested the bridge was no longer necessary, due to the planned Southern Relief Road. But that road is designed primarily for lorries and transport heading east/west, it does not address the everyday traffic problems faced by local residents.
- For local people, the Pennine Way Bridge would not be a luxury, but a necessity.

The following comments were made by the Applicant:

- The original plan with the inclusion of the Pennine Way link was to improve connectivity across the railway to reduce traffic within the town centre.
- The Section 73 application proposes to vary the latest planning permission initially submitted in 2008 and approved in 2011.

- The application seeks the removal of the obligation to deliver the Pennine Way link whilst retaining this as part of the planning permission.
- Since conditions were put in place in the granting of the consent in 2011, there had been major infrastructure, policy and strategy changes affecting Grantham.
- In 2024, following a pre-application submission in 2020, a full and updated technical Highways Assessment was carried out, which considered the benefits of the fully approved and commenced Grantham Southern Relief Road.
- The assessment concluded that with appropriate mitigation and the completion of Grantham Southern Relief Road, the Pennine Way link would not be required.
- Highways Grantham Transport Strategy did not include the Pennine Way link and was deemed not a necessary piece of infrastructure. Grantham Southern Relief Road was due to open in 2028.
- Officers had proposed conditions to limit the development until the completion of the Grantham Southern Relief Road.
- If the link is not delivered, then the contribution secured in the 2011 S106 agreement would also be increased.
- The new S106 consent, if approved, would deliver a combined sports facility and community building, ensuring that both services are provided in the community representing a significant improvement on the current consent.

During questions to the Public Speakers, Members commented on the following:

- Further clarification was requested on how the bridge strikes and A1 closures impacted Grantham's road networks.

A District Ward Councillor noted that any closures on the A1 meant that any vehicles would be diverted through Grantham high street. The bridges were a 'pinch point' meaning with no link road, any residents of Poplar or Rectory Farm would have to use a route with a bridge 'pinch point' in order to access the town.

- A query was raised on why the bridge was originally included in the Transport Strategy for Grantham.

In 1988, the main reason for the bridge to be installed was to connect the communities together.

- Clarification was sought round the £20bn infrastructure and the need for the road. It was queried whether any funding had been put forward by LCC or any public body.

It was confirmed there was no other funding available for the road and it was developer only.

There was £4m originally accounted for in the viability appraisal for the cost of the bridge alone. There was additional monies that needed to be accounted for in terms of the payment required to cover the ransom strip held by network rail.

The timeframe for the delivery of the bridge was 750 occupations, which was considered the earliest point it was considered that the development could afford to deliver the bridge via sufficient receipts from the houses sold.

- Whether the bridge, if erected, would put pressure on the Belton Lane junction.
- Connectivity concerns were addressed and it was queried whether the bridge could also impact other areas of the town including Earlesfield and Harlaxton.

The Public Speaker outlined several roads within Grantham that were impacted by regular A1 closures or bridge strikes, the bridge would assist in relieving some traffic issues within these areas.

- Clarification was sought on anecdotal evidence on how frequent accidents occurred on the A1.

The District Councillor felt there were often issues relating to the A52 or the A1 at least once a day.

- A Member requested the general consensus of opinion for the bridge as an adjacent Ward Councillor.

It was felt that many residents were in favour of the bridge in order to future-proof the town.

- A query was raised on whether the Applicant had in fact failed to deliver the playpark and sport pitch on this site.

An objector stated the Applicant had failed to deliver the playpark, failed on upkeeping green spaces and lacked overall maintenance of the site.

- Clarification was sought around closures on the A1 and how it impacted Grantham as a whole.

An objector confirmed when the application was reviewed in 2022, it was found that the A1 was closed at least once a fortnight between Stamford and Blyth, for around half a day on average. In 2026, closures were now occurring weekly.

The Assistant Director of Planning and Growth reminded Members that questions to public speakers were merely for points of clarification from their speech.

Members were asked to disregard any comments made in regard to deliverability of the play park. There were no breaches in terms of the planning application and the Applicant was fully compliant to the planning permission and any S106 agreements.

The Legal Advisor advised the Committee to give limited weight to any anecdotal evidence.

During questions to the Applicant, Members commented on the following:

- Clarification was sought on the Highways Assessment regarding how it was completed and who by.

The Applicant clarified as part of the planning application, a transport assessment was undertaken by a consultant. This was the assessment referred to in the Applicant's speech and its findings had been supported by Lincolnshire County Council Highways.

Transport modelling could only be completed once schemes were committed and underway. The 2024 transport assessment takes into account the Grantham Southern Relief Road.

- One Member queried how many formal meetings had taken place between Network Rail and the Applicant on the bridge design and delivery.

The individual speaking on behalf of Buckminster had only been with the company for a year, and therefore, could not comment on how many formal meetings had taken place.

- Further clarification was sought from Highways position and concerns. They had requested robust evidence to fully understand the impact on their own network.

The Applicant clarified Highways did not raise any objections on Highways safety or capacity. The objection from them was in relation to active travel.

The Principal Development Management Planner clarified the comments outlined by Lincolnshire County Council in the report recognised they were engaged in pre-application conversations with the Applicant back in 2020 around the potential to remove the obligations to deliver the bridge. At that point, they advised there were three reasons for the bridge being required:

- Capacity relating to the impact of the traffic.

- Connectivity relating to connections between Poplar Farm and Great Gonerby.
- To provide a secondary link into Poplar Farm.

Lincolnshire County Council were satisfied with the proposal and that the removal of the obligations to deliver the bridge would not have an unacceptable impact on capacity. There would be additional links into Poplar Farm via Rectory Farm, which was not the case in 2020.

- Whether a detailed engineering design for the bridge had been prepared, when it was produced and whether it had been shared with Network Rail.

The Applicant confirmed an engineering design for the bridge had been prepared and discussed with Network Rail.

- One Member queried whether the Applicant's could afford to build the bridge. The Applicant stated they could afford to build the bridge. However, the Applicant's highlighted the bridge was no longer required and the money could be utilised elsewhere.
- It was noted the bridge was still required from an active travel perspective. It was queried whether the Applicant's had considered other options to mitigate the impact on active travel.

The Applicant confirmed a variety of solutions had been explore on active travel routes, however, most routes still crossed the railway and encounter the same ransom positions with Network Rail.

- How the traffic from the completed development which will include vehicles from another 1,100 houses will be distributed if the connection is removed.
- Clarification was sought that if the application was approved, would the Applicant's commit to constructing the bridge voluntarily without a legal obligation.

The traffic assessment would have reviewed traffic distribution from the scheme. It was felt a greater proportion of traffic would have been leaving via Barrowby Road rather than going over the Pennine Way link. Therefore, the proportion of traffic being added to Barrowby Road was not the full 1,100 homes because some of those movements were already modelled to use Barrowby Road.

*(Councillor Sarah Trotter left the meeting at 15:50, she did not return).*

- Whether the potential for the road link would remain. Reassurance was sought on whether the layout provided retains the link from Poplar Farm to the railway.

During questions to officers and debate, Members commented on the following:

- Whether the bridge or the road for the bridge would remain on the site.

The Principal Development Management Planner noted the planning permission was accompanied by a master plan, which outlined the bridge link and was not being changed as part of this permission. Any reserved matters application for the remainder of the site would need to be in compliance with that master plan for the bridge to come forward.

*(The Committee had an adjournment from 15:55-16:05).*

- That National Highways and Lincolnshire County Council had required robust evidence and had recommended refusal or requested further information

Comments received from National Highways around modelling related to the matter of timing in terms of the number of occupations that could be delivered on Poplar Farm before the A1/A52 junction improvements needed to be completed. This had been restricted to 750 occupations, which had already been accepted by an appeal Inspector as a suitable position.

Lincolnshire County Council (Highways) comments had accepted the capacity issue from their perspective alongside the safety issue. In terms of connectivity, the test was around whether it was necessary to mitigate the impact of the development.

- It was queried when the Council were notified of the Applicant's being in contact with Network Rail alongside when the detailed plan of the bridge was sent to the Council.

The Principal Development Management Planner confirmed whether the Applicant had complied with the S106 agreement was not part of the application being considered.

The Council were not directly notified of any communication taking place between the Applicant and Network Rail. The Council were not provided with the quarterly updates that were agreed. Officers had been advised that the negotiations did take place up until 2020, and the conversations did involve a bridge design and exploring contractors to undertake the works.

- That the development was originally approved on the basis that a railway bridge connection was implemented. It was also deemed at that time that it was needed to put a S106 to ensure the works were completed.

The Principal Development Management Planner noted there were no records outlining the bridge was a primary objective and the housing was secondary objective. The application granted in 2011 recognises the site as a mixed-use urban extension and a growth direction for Grantham for housing.

- Further clarification was sought on why the bridge was not necessary but desirable.

The policy context in which Highways matters were assessed when the bridge was originally imposed was a different context. The policy in terms of the NPPF at present was around mitigating the Highways impact as a severity test. When the bridge was provided as part of planning permission for Poplar Farm, the Highway's authority policy position was that if a development takes up 50 cars worth of capacity on the highways network, they would have to provide alternative capacity to mitigate that impact, regardless of whether or not the Highway could accommodate that number of vehicles.

In terms of capacity, the Grantham Southern Relief Road was designed to remove through traffic from the town centre. If the roads within the town centre were at 100% capacity, the relief road by diverting some of the traffic would remove 20% of that capacity. By removing this the obligation to deliver the bridge on Poplar Farm, only uses that spare capacity because all of the modelling and assessments was that those vehicles are already on the network.

The modelling for the original permission expected vast majority of movements to be going down Barrowby Road. It was believed the Pennine Way link would only have relieved a small amount of distribution of traffic going down Barrowby Road.

*It was proposed, seconded and **AGREED** to **EXTEND** the meeting until 5:30pm.*

- Members highlighted the fact Lincolnshire County Council Highways had strongly objected to the proposal.
- Whether traffic would be pushed back on Belton Lane, if the bridge was to go ahead.

The Principal Development Management Planner clarified it was likely the traffic would be pushed back onto Belton Lane junction depending on where people were travelling to and from.

- One Member highlighted comments made by Grantham Civic Society on the relocation of the diagnostic centre.
- Members felt there were strong reasons to refuse the application and also discussed possible outcomes if the development stopped which would result in the loss of the promised community centre, doctors surgery and playing fields.

- It was highlighted the Applicant had stated in the speech that they could afford to build the bridge; however, they surmised it wasn't necessary.
- Concern was raised that there was only one access road into the estate.

It was clarified there was currently a singular point of access serving Poplar Farm, however, there was secondary points of access via Rectory Farm. With this in mind, there were 4 routes in total between Poplar Farm and Rectory Farm onto Barrowby Road. A member pointed out that the routes all ended up on Barrowby Road if the bridge was not provided and that Barrowby Road is known to be very congested.

A member stated that Rectory Farm would not have any target destinations for residents of Poplar Farm.

The Committee were reminded that removing the obligation would not remove the potential of the bridge being delivered. They should consider whether it was necessary for this developer to provide the bridge. It was agreed however that without the requirement of the applicant to build the bridge it would be unlikely to be delivered.

The Assistant Director of Planning and Growth outlined the site was allocated and was proposed in the emerging Local Plan. If the Council were challenged around the deliverability of the site as a future development (if the permission lapsed or did not come further forward), this could undermine the emerging plan and the Council would need to find 1,100 other homes elsewhere in Grantham.

- One Member highlighted the ransom strip, which the Council did not have any control over. Network Rail would need to agree as the private landowner for any bridge to be built.
- One Member suggested whether the Applicant could explore how much Network Rail may charge for access to the ransom strip.
- It was queried what level of development would cause the least harm to the communities.

It was clarified that connectivity would still be important whether there was 0 or 750 homes. At 750 homes, the development was considered to be able to afford the scheme. The evidence within the report suggested that the Highways Network can accommodate the additional vehicle movements.

If Members were concerned that the bridge was even feasible however, felt it was desirable and beneficial to have. The Committee had an option to defer the application to allow for financial viability of the bridge to be explored further.

A new S106 agreement would cover the additional contributions that arise from the development. Therefore, if the Committee refuse the application

without that S106 agreement being completed at this stage, it would be appropriate for an additional reason for refusal on the basis of no S106 agreement to secure the infrastructure improvement.

It was proposed and seconded to REFUSE the application for the following reason:

‘The removal of the obligation to deliver the Pennine Way link road bridge would significantly and demonstrably undermine permeability and active travel connectivity between the site and the surrounding areas without a suitable alternative point of connection being provided. This would result to harm to the permeability of the development, the attractiveness and safety of active travel options, contrary to the principles of building for healthy life and as a result of conflict with Policy DE1 and ID2 of the adopted Local Plan, adopted guidelines SPD and Section 12 of the National Planning Policy Framework and material considerations in the case including the public benefits associated with the delivery of the housing would not outweigh the identified harms and conflict with the development plan ’.

*(Councillors Tim Harrison, Max Sawyer and Paul Wood voted in favour of the proposal to refuse the application).*

This proposal fell.

- One Member queried how likely it would be that additional information on the reasons for refusal would be stronger or that there may be a better way forward for the development.

It was noted the viability process, the original estimate for the bridge was £4m in 2011. Since then, building costs had increased by 100% meaning bridge construction alone would be around £8m.

A comparable scheme had been discussed with Lincolnshire County Council in the Western Growth Point in Lincoln which had a bridge over a railway. The bridge required grant funding due to the cost of the bridge being over £20m, not accounting for any ransom strip.

The Committee were reminded of the critical nature of the reserved matter. The time to submit the reserved matters on the outline permission would expire in June 2026. The Council were in discussions with the Applicant meaning approval of the application may mean a developer would re-commence the delivery of the scheme.

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **DEFER** planning permission for the following reasons:

Whilst Members remain concerned that the bridge was necessary for connectivity reasons, it was felt that further information is required to allow Members to fully balance the relevant material planning considerations. As such, it was agreed to obtain further information on the following matters:

1. Evidence of the negotiations undertaken with Network Rail to obtain their approval to deliver the bridge, including any information relating to the preparation of technical designs for the bridge, correspondence in relation to the appointment of contractors to undertake the works, and evidence of negotiations regarding the ransom strip
1. Updated evidence in relation to the viability of delivering the bridge – this is to include further modelling of the viability assessment to include an updated cost of the bridge and the Network Rail ransom. This is to include testing at intervals throughout the development to understand if the bridge can be afforded at any point during the development. This will also include a further review of the Section 106 package in light of any additional development costs associated with the bridge.

*(Councillor Tim Harrison voted against the proposal to defer the application).*

*(Councillors Vanessa Smith, Gloria Johnson and Paul Wood left the meeting at 17:20, and did not return).*

### **113. Application S25/0505**

(It was proposed, seconded and **AGREED** to extend the meeting until 6pm.)

**Proposal:** Outline planning permission, with all matters reserved except for access, for commercial floorspace and industrial development providing up to 140,000 sqm total GIA of general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace with ancillary office (Use Class E(g)(i)) floorspace and supporting infrastructure including earthworks, drainage, landscaping, parking, servicing, and other associated works.

**Location:** Land south of Gorse Lane, west of A1, Grantham

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

Noting comments in the public speaking session by:

Applicant

Phil Jones (Mulberry Commercial Land)

Together with:

- Provisions within SKDC Local Plan 2011 – 2036, National Planning Policy Framework (NPPF) and Design Guidelines for Rutland and South Kesteven.
- Comments received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways & SuDS Support.
- Comments received from Environment Agency.
- Comments received from Anglian Water.
- Comments received from Fire Authority.
- Comments received from National Highways.
- No comments received from Newark and Sherwood District Council.
- Comments received from Active Travel England (ATE).
- Comments received from MOD Safeguarding.
- Comments received from Heritage Lincolnshire.
- Comments received from Conservation Officer.
- Comments received from Historic England.
- Comments received from Natural England.
- Comments received from Upper Witham Drainage Board.

The following comments were made by the public speaker:

- The proposal was for a significant strategic employment scheme on a key allocated site within the Local Plan.
- The site had direct access to the A1 representing a huge opportunity to invest in Grantham and the surrounding areas.
- The Applicant had previously delivered high quality and sustainable schemes.
- The proposal focused on the delivery of up to 140,000sqm of premium industrial logistics floor space.
- The socio-economic benefits were outlined.
- Once operational, the scheme would support 2,200 full time jobs which would be targeted at local residents.
- The sustainable landscape development would be designed to minimise impact on the wider environment.
- The scheme would commit to a 10% biodiversity net gain and a 1264% increase in hedgerow planting across the site.
- Extensive tree planting and habitat management protecting and enhancing key ecological features.
- The scheme supports active travel, with no further impacts on the network.
- A solution had been discussed with Anglian Water through conditions 15 and 16.
- It was noted that the site could comprise of multiple buildings which could provide opportunity for further landscaping.

During questions to the Applicant, Members commented on the following:

- Whether the Applicant was confident they could meet the concerns of Anglian Water.

The Applicant clarified the outline planning application had many conditions, which would be met.

Anglian Water had recognised an under investment on the network within the area of the site. Condition 15 and 16 ensured the work would be carried out.

- Whether the Applicant would accept an additional condition to require lighting that's appropriate for protection of wildlife e.g. bats.

A lighting condition was within the Officer recommendation where a lighting scheme would need to be approved in detail. As part of the submission, relevant consultees would be consulted including the ecological professionals.

- Whether the building would be conditioned to have colour graded panelling on the roof to blend in with the skyline.

The Applicant confirmed elevations would be presented as a reserved matter. Historically on other employment buildings, the Applicant's had the graded colour scheme on each roof.

During questions to officers and debate, Members commented on the following:

- Concern was raised on the timeframe on which Anglian Water may commence works on the site.
- The need to protect wildlife in view of the rural location of the site

### **Final decision**

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning & Growth to **GRANT** planning permission, subject to conditions and the completion of a Section 106 legal agreement:

#### **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 of the reserved matters, whichever is the latter.

Reason: 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).

## **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. layout;
- ii. scale
- iii. appearance
- iv. landscaping

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

The layout and scale presented at Reserved Matters must not exceed the maximum parameters detailed within the submitted Site Parameters Plan GRN-PHP-W0-XX-DR-A-4674-007-P09.

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**

3 The development hereby permitted shall be carried out in accordance with the approved plans:

- i) Location Plan GRN-PHP-W0-XX-DR-A-4674-009 (P02)
- ii) Proposed Site Access Arrangements Dwg. No. 2310-043 PL01 Rev. B.

Unless otherwise required by another condition of this permission.

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

## **Pre-commencement**

### **Phasing**

4 Prior to the commencement of any development, a phasing plan for the development as a whole including for the agreed access shall be submitted to and approved in writing with the Local Planning Authority. The development, hereby approved, shall only be implemented in accordance with the approved phasing plan or other such details, which must be first submitted and approved by the Local Planning Authority.

Reason: To ensure the timely development of the works including to the site frontage, and coordination with associated highway works.

Construction Method Statement

5 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include:

- o phasing of the development to include access for construction;
- o the parking of vehicles of site operatives and visitors;
- o loading and unloading of plant and materials;
- o storage of plant and materials used in constructing the development;
- o wheel washing facilities;
- o hours of construction work including hours of deliveries;
- o full details of any piling to be employed, if relevant; and;
- o strategy stating how surface water run off 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement 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.

6 No part of the development hereby permitted shall commence until a Construction Traffic Management Plan has been submitted and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed Construction Traffic Management Plan.

Reason: In the interests of highway safety and to ensure a satisfactory form of development.

#### Archaeology

- 7 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.

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 and Paragraph 211 of the NPPF.

#### Contamination

8 Prior to the commencement of development within any phase or sub-phase (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

a. A preliminary risk assessment which has identified:

All previous uses

ii. Potential contaminants associated with those uses

iii. A conceptual model of the site indicating sources, pathways and receptors

iv. Potential unacceptable risks arising from contamination of the site.

b. A site investigation scheme, based on (i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c. The site investigation results and the detailed risk assessment referred to in (b) above and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) above are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard potential occupiers against possible harm arising from any contamination and to ensure that the potential risks posed to controlled water is assessed and surface water monitoring is undertaken consistent with the requirements of paragraph 107 of the NPPF and Policy EN2 and EN4 of the adopted South Kesteven Local Plan.

#### Off-site Access Details and Programme

9 No development, other than works required for Site preparation / Earthworks, shall commence in any phase or sub-phase until details of the following works have been submitted to and approved in writing by the Local Planning Authority and no part of the development shall be occupied or brought into use until these works have been completed in accordance with the approved details.

- (i) The provision of an additional arm off the roundabout connecting to the A1 and Tollemache Road North.

- (ii) The provision of a footpath / cycleway to connect from the existing network to the site as shown indicatively on Proposed Footway/Cycle Track Dwg No. 2310-043 PL02 Rev A.

Reason: In the interests of highway safety and convenience and in accordance with Policy ID2 and DE1 of the Local Plan.

#### Plot Access Details and Programme

10 No development, other than works required for Site preparation / Earthworks, shall commence in any phase or sub-phase until engineering, drainage, street lighting and other construction details required to facilitate access to that phase or sub-phase, as well as a programme for their phased implementation has been submitted to and agreed in writing with the Local Planning Authority. The works shall be implemented in accordance with the approved scheme and the phasing plan.

Reason: In the interests of traffic safety and convenience in accordance with Policies ID2 and DE1 of the adopted South Kesteven Local Plan.

#### Travel Plan

11 Prior to first occupation of the development, a Travel Plan comprising immediate, continuing and long-term measures to promote and prioritise alternatives to private vehicular use, which shall include clear objectives and modal share targets, together with a time-bound programme of implementation, monitoring, regular review and interventions (in the event of a failure to meet modal share targets) shall be submitted to and approved in writing by the Local Planning Authority.

The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan measures and targets to the satisfaction of the council.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development in accordance with Policy ID2 of the adopted South Kesteven Local Plan.

#### Cycle Parking

12 Prior to the commencement of development above ground of any phase or sub-phase including a building, a scheme for the provision of cycle parking within that Phase shall be submitted to and approved in writing with the Local Planning Authority. The cycle parking spaces, shall be provided in

accordance with the approved scheme prior to the occupation of the phase to which they relate and shall be retained at all times.

Reason: In order that the permitted development conforms to the requirements of Policy ID2 of the adopted South Kesteven Local Plan.

#### Earthworks and Materials Management Plan

13 No development shall commence in any phase or sub-phase until an earthworks and material management plan for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented as approved.

Reason: Earthworks and the creation of development platforms will involve large material volumes, and the LPA wish to be assured as satisfactory the details of site preparation works that my impact on local amenity, hydrology and ecology is addressed.

#### Surface Water Drainage

14 The permitted development shall be undertaken in accordance with a surface water drainage scheme principles set out in Burrows Graham FRA & DS ref. 30147-BGL-XX-XX-RP-D-00001 P08. For each phase of the scheme, the detailed drainage design shall be submitted to the LLFA for approval, and include the following information:

- be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period;
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- 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 run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to green field run-off rates or alternative rates as agreed by Anglian Water;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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.

No part of the development shall be occupied until the approved scheme has been completed or provided on the 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, the permitted development in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

#### Foul Water Drainage

15 Prior to the construction of any building above slab level pursuant to a phase or sub phase of the permission, a scheme for the on-site foul water drainage works, based on Burrows Graham FRA & DS ref. 30147-BGL-XX-XX-RP-D-00001 P08 or an alternatively agreed scheme which includes the connection point and discharge rate to the public network, shall be submitted to and approved in writing by the Local Planning Authority.

The development must only be carried out in accordance with the approved details.

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

#### Foul Water Discharge

16 Under no circumstances will foul water be discharged from the site until the earlier of:

- The Anglian Water works upgrade works have been completed to the Combined Sewer Overflow (CSO) at Manthorpe Mill Pumping Station (AW Ref. AnW0862), or
- Two years following the date of this planning permission

Reason: Reason: To ensure the provision of satisfactory foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan and to provide Anglian Water with the opportunity to make improvements to their existing network within a reasonable timeframe.

#### Hard and Soft Landscaping

17 No development, other than works required for Site preparation / Earthworks, shall commence in any phase or sub-phase until a scheme for soft and hard landscaping for that phase or sub-phase, including for the A1 frontage and the perimeter planting, as well as on-plot hard and soft

landscaping (including boundary treatments), shall be submitted and agreed in writing with the Local Planning Authority.

The scheme shall be implemented prior to first occupation, or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Local Plan.

#### Levels

18 A reserved matters application shall include plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties/an off site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

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

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

### **Before the development is occupied**

#### Noise

19 Prior to the occupation of any building hereby permitted, an assessment demonstrating compliance for all building services plant with the design targets established within the ES Vol. 1 Chapter 7 (Lucion Delta-Simons) shall be submitted to the Local Planning Authority for approval.

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

Reason: In the interests of commercial and environmental amenity in accordance with Policy EN4, DE1 and SD1 of the adopted South Kesteven Local Plan.

#### Sustainability

20 The buildings shall achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' in accordance with the submitted BREEAM UK New Construction Outline Pre-Assessment (P4, 21 February 2025) prepared by MBA.

Reason: In the interests of design, safeguarding the environment and providing sustainable development and to ensure the development mitigates and adapts against climate change in accordance with Local Plan Policy SB1.

### Ecology

21 All works on site and to the buildings during construction shall be undertaken in accordance with the recommendations as set out in the Ecological Assessment and Further Ecological Assessment (BMD).

This shall include details of mitigation, compensation/enhancement as set out in the recommendations of the reports in accordance with details to be submitted to and approved in writing by the local planning authority.

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

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

### Lighting

22 Before works to erect any lightings are commenced, details of the lighting including levels of illumination and hours of operation shall have been submitted to and approved in writing by the Local Planning Authority. The lighting details will accord with the submitted External LED Lighting Outline Stage Assessment Report (Rev. P4) and the Estate Road External LED Lighting Assessment Report (Rev. P4), both prepared by MBA.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 and in the interests of best ecological practice as required by Policy EN2 of the adopted South Kesteven Local Plan.

### Soft Landscaping

23 Before the end of the first planting/seeding season following the occupation/first use of each phase or sub-phase of the development hereby permitted, all soft landscaping works for that phase or sub-phase shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

### Hard Landscaping

24 Before each phase or sub-phase of the development hereby permitted is occupied/brought into use, all hard landscaping works pertaining to that

phase or sub-phase shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping and tree planting make 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.

### **Ongoing conditions**

25 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 condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

26 The development hereby permitted shall be limited to the following uses and to the maximum floor space for each as defined by the Town and Country Planning (Use Classes) Order 1987 as amended:

Up to 140,000 sqm total GIA of general industrial (Use Class B2) and storage and distribution (Use Class B8) floorspace with ancillary office (Use Class E(g)(i)).

Reason: For the avoidance of doubt and to define the permission and in order that the development is carried out in accordance with the parameters against which the application was assessed.

27 No development above ground on any phase or sub-phase requiring a non-domestic water supply shall commence until a strategic water resources strategy relating to that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand.

The development must only be carried out in accordance with the approved details.

Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development.

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

There were none.

**115. Close of meeting**

The Chairman closed the meeting at 17:55.



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



### S26/0037

Proposal:	Section 73 application to vary Condition 10 (Off-site highways works) of planning permission S25/0542 to allow up to 120 occupations
Location:	Land at Rectory Farm (Phase 1), Grantham
Applicant	Jelson Homes
Application Type:	Full Planning Permission (Major)
Reason for Referral to Committee:	At the discretion of the Assistant Director – Planning & Growth
Key Issues:	Highways Impacts
Technical Documents:	<ul style="list-style-type: none"> <li>Highways Capacity Review Technical Note (Pell Frischmann)</li> </ul>

#### Report Author

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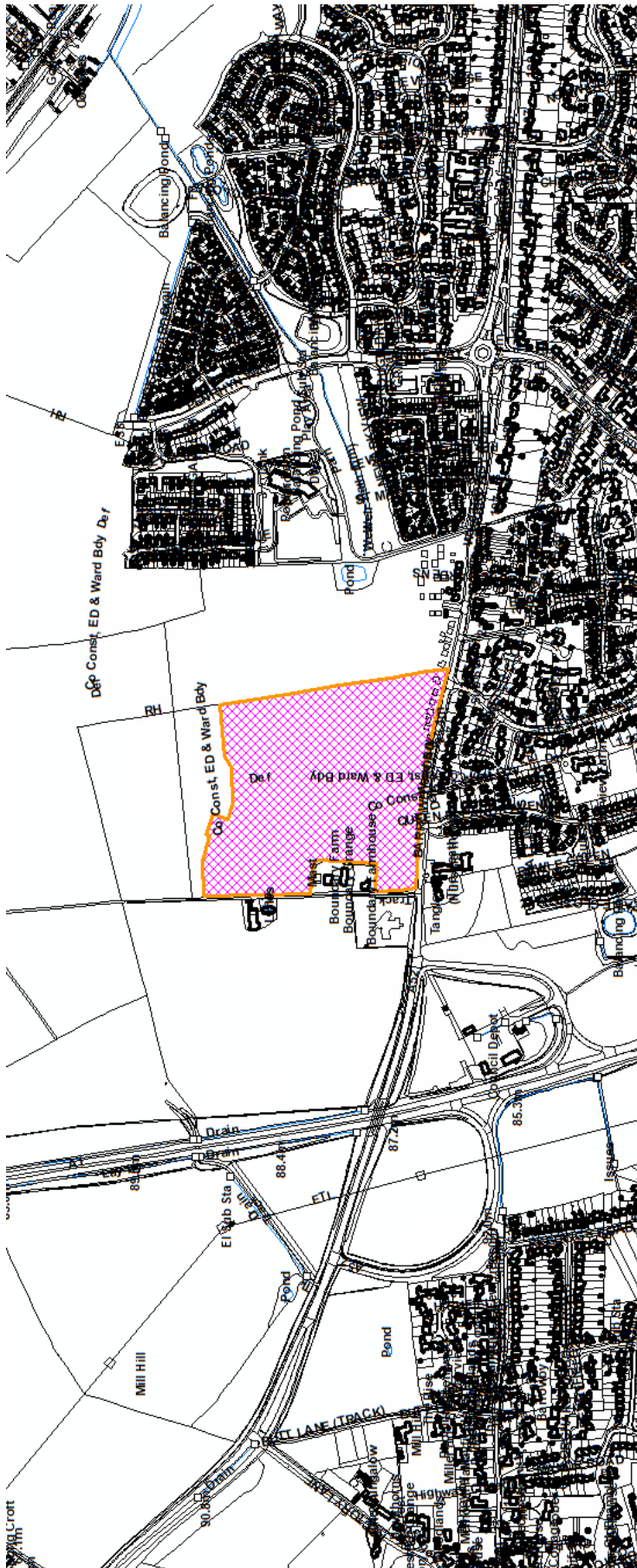
Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Grantham Arnoldfield</b>

<b>Reviewed by:</b> Miranda Beavers, Principal Development Management Planner	7 April 2026
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#### Recommendation (s) to the decision maker (s)

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

S26/0037 – Rectory Farm (Phase 1), Grantham



Key



Application  
Boundary



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## **1 Description of the site**

- 1.1 The application site comprises part of Phase 1 of the Rectory Farm development situated on the north-western edge of Grantham. Phase 1 consists of two parcels of land being delivered by Vistry Group and Jelson Homes; the current application has been submitted in relation to the parcel being developed by Jelson Homes.
- 1.2 The site comprises an area of approximately 9.73 hectares of land and is situated in the south-western corner of the allocation site.
- 1.3 Full planning permission for 220 dwellings (LPA Ref: S16/2819) was granted in January 2023. Subsequently, a Section 73 planning permission (LPA Ref: S23/0592) has been granted, which substituted housetypes and introduced an electricity substation and the occupation of up to 150 dwellings (combined with the adjacent Vistry development) prior to the completion of the off-site highways works at the A1/A52 junction. There have also been various applications for the approval of details reserved by planning conditions and non-material amendments to the approved details, which have been granted by the Local Planning Authority. Works have now commenced on site and initial occupations are taking place.
- 1.4 The current development site is bound to the east by land owned by Vistry Group, which forms the remainder of Phase 1 of the Rectory Farm development and benefits from planning permission for 228 dwellings (LPA Ref: S16/2816), beyond which lies the ongoing Poplar Farm development. The site is bound to the south by Barrowby Road (A52) with low density residential estates from the 1980s / 1990s, and the ongoing residential development of 300 dwellings by Countryside Properties (The Colleys) (LPA Ref: S14/1571). The site is bound to the north by further undeveloped agricultural land which forms part of the Rectory Farm allocation; this land is to form Phase 2 of the development scheme, and the LPA has recently resolved to grant planning permission, subject to the completion of a Section 106 Agreement, on an outline planning application for up to 400 dwellings (LPA Ref: S23/1023) on behalf of Vistry Partnerships. The land to the west is further agricultural land, part of which, bounding onto Barrowby Road (A52), is allocated as an additional urban extension for approximately 404 dwellings (Local Plan Ref: GR3-H3).

## **2 Description of the proposal**

- 2.1 The current application is a Section 73 planning application seeking to vary Condition 10 (Off-site highways) of planning permission S25/0592.

- 2.2 As approved Condition 10 states:

*“No more than 150 dwellings within the development hereby approved either alone or in combination with planning permission (S16/2816, S23/0592, S24/0140, S24/1442 or S24/1443) (or any subsequent variations to these planning permissions) shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson eastern junction “top up” scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction “top up” scheme as required under Condition 28 of planning permission S17/1262), the scheme shown on Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1) or any alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.”*

- 2.3 The application has been accompanied by a Highways Capacity Technical Note (Pell Frischmann), which outlines the results of updated highways modelling based on new traffic and queue surveys completed in September 2025.
- 2.4 Whilst works are being progressed with the technical approval for the junction improvement works, the programme for the delivery of the site and the junction improvement works do not align. Therefore, the current application seeks to vary Condition 10 to allow for 120 occupations prior to the highways improvement works being completed; this would allow for the site to continue delivering housing whilst the works are being completed.
- 2.5 The proposed development would remain unchanged in all other respects.

### 3 Relevant History

<b>Application Ref</b>	<b>Description of Development</b>	<b>Decision</b>
S16/2816	Residential development for 228 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 17.01.23
S16/2819	Residential development for 220 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 10.01.23
S23/0592	Section 73 application to vary Condition 2 (Approved Plans) of planning permission S16/2819 to allow for substitution of house types and introduction of an electric substation	Approved Conditionally 14.09.23
S24/0140	Section 73 application to vary Condition 24 (Off-site highways works) of planning permission S16/2816	Refused 17.01.24  Appeal Allowed
S23/1023	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)  Rectory Farm (Phase 2), Grantham	Pending Consideration  Resolution to grant planning permission at Committee in November 2023

### 4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**  
Policy ID2 – Transport and Strategic Transport Infrastructure  
Policy GR3-H2 – Rectory Farm (Phase 2 North West Quadrant)
- 4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (NPPF) (Published December 2023)**  
Section 9 – Promoting sustainable transport

### 5 Representations Received

5.1 Please note that this section includes a summary of the consultation responses. Full details are available to view on the Council's Planning Portal under the application reference S26/0037.

## 5.2 **Lincolnshire County Council (Highways & SuDS)**

5.2.1 No objection.

5.2.2 The junction affected by this variation is in the Strategic Road Network and it is therefore advised that National Highways recommendation is followed.

## 5.3 **Barrowby Parish Council**

5.3.1 Objection

5.3.2 Our objection rests on material planning considerations: unacceptable interim impact on highway safety and capacity, delivery uncertainty, cumulative effects from wider growth, undermining of the plan-led system, and conflict with sustainable development principles.

### Precedent – Appeal Inspectors Binding Decision

5.3.3 The Appeal allow development at this site subject to a condition limiting occupations to 150 dwellings before junction completion.

5.3.4 The current proposals double this appeal-approved limit to 300 dwellings. This significantly exceeds what independent scrutiny at appeal deemed acceptable. Approval would signal that applicants can incrementally erode protective conditions through repeated variations, fundamentally contrary to the plan-led development framework.

### Highways Safety, Capacity and Cumulative Impacts

5.3.5 The A1/A53 junction already experiences significant capacity constraints and safety issues. Allowing 300 occupations would substantially increase traffic during the extend interim period before mitigation.

5.3.6 Any supporting Capacity Technical Note must be assessed against: the delivery uncertainty and extended interim period, the cumulative traffic from the North-West Quadrant, Barrowby allocations and approvals generating hundreds more daily trips, approximately 175 homes at Westry Corner / Reedings Road (approved 202), other village growth contributing to corridor impacts.

5.3.7 These generate severe residual cumulative impacts even after eventual mitigation, contrary to Paragraph 116, which justifies refusal where there are unacceptable safety impacts or severe residual cumulative impacts on the road network, taking into account reasonable future scenarios.

### Delivery Uncertainty and Sustainable Development

5.3.8 Repeated slippage of the occupation threshold creates a clear pattern that risks prolonged unacceptable effects without mitigation.

5.3.9 The site is allocated and contributes to the housing supply based on its approved status and delivery trajectory. This is not a new allocation requiring enabling development. Refusal of these variations maintains the development and the appeal approved pace without removing the site's role in the five-year housing land supply or undermining overall delivery.

### Tilted Balance Context

- 5.3.10 The Council demonstrates approximately 4.07 year housing land supply. The tilted balance therefore applies.
- 5.3.11 In this case, the significant adverse highways impact demonstrably outweigh the marginal benefits of earlier occupation beyond the appeal determined threshold. Housing need is important but must be delivered sustainably and in accordance with carefully balanced conditions imposed following independent scrutiny.

## 5.4 National Highways

5.4.1 No objection.

5.4.2 Based on our independent checks, the revised modelling shows that the queues and delays and the A1/A52 junction are lower than the results reported in the submitted NH Response Note. Subsequently, and as raised by Pell Frischmann), the appropriate benchmark is to compare the current results with the approved assessment from the consented planning permission during the appeal process in February 2025. Having considered this approach, we can conclude that the impact of the junction remains similar to that of the approved, consented scenario.

## 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 22 interested parties, 1 of whom has supported the application and the remaining representations have all raised formal objections. The letters of representation have raised the following matters:

1. The application would have an unacceptable impact on highways capacity and safety
2. No material change in circumstances since the previous application for up to 150 occupations prior to the junction works being improved.

6.2 Public representations have also referred to the application eroding confidence in the enforcement of planning conditions.

## 7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) 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 in respect of the current application.

7.2 Furthermore, in relation to the current development site specifically, the Local Planning Authority have adopted the Rectory Farm Planning Brief 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 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 December 2024) are also a relevant material consideration in the determination of planning applications.

7.5 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply, and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework indicate that development should be restricted.

## 7.6 **Principle of Development**

7.6.1 An application can be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.

7.6.2 Planning permission granted under a Section 73 application takes effect as a new, independent planning permission to carry out the same development as previously approved, subject to new or amended conditions, showing the amendment together with any other relevant conditions from the host permission. The new permission would then sit alongside the original permission, which remains intact and unamended. It is then for the Applicant to determine which permission to implement.

7.6.3 The Act is very clear that “On such an application, the Local Planning Authority shall only consider the question of the conditions, subject to which planning permission should be granted, and –

- (a) If they decide planning permission should be granted subject to conditions different to those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly; and
- (b) If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application”.

7.6.4 In other words, the Local Planning Authority cannot revisit the principle of development, or any other issues, which are not relevant to the conditions subject to consideration as part of the current application.

## 7.7 **Effect of the proposal on highways safety and capacity.**

7.7.1 The current application seeks to vary Condition 10, which relates to the scheme of highways improvement works to upgrade capacity at the A1/A52 eastern junction. The scheme of junction improvement works is required to accommodate the Rectory Farm development together with other committed and allocated development schemes within the area. The Rectory Farm Phase 1 permissions, together with other relevant permissions (including the approved Grantham Designer Outlet Village) are all subject to Grampian planning conditions requiring the implementation of the identified scheme of mitigation.

7.7.2 Condition 10 currently requires this scheme of junction mitigation to be completed prior to 150 occupations on the Phase 1 development. This occupation limit was deemed to be acceptable as part of an Appeal Hearing in January 2025, in which the Inspector considered the acceptability of the potential queue lengths and capacity of the junction in the context of 150 occupations on Rectory Farm and reasonable scenarios for committed and ongoing development within the local area.

7.7.3 It is important to note that the appeal permission was considered and allowed on the basis of a model, which was based on the information prepared as part of the Transport Assessment accompanying the original planning permission submitted in 2016. The queueing levels and capacity of the junction of 150 occupations, which was deemed to be acceptable by the Appeal Inspector, and therefore represents the consented position, are summarised as follows:

- A1 Slip Road
  - Maximum Queue (in Passenger Car Units (PCUs)) – 23 PCUs
  - Maximum Capacity (in Ratio Flow Capacity (RFC)) – 1.19
- A52 Barrowby Road (Right Turn)
  - Maximum Queue – 5 PCUs
  - Maximum RFC – 0.84

7.7.4 The application has been accompanied by a Highways Capacity Review Technical Note (Pell Frischmann), which sets out the results of new traffic and queue surveys collected in between Monday 8<sup>th</sup> September and Sunday 14<sup>th</sup> September 2025, and the base model has been redeveloped based on this updated information. The results of the updated surveys show that the current operation of the junction is different from the previously consented position. In particular, the queueing on the A1 slip road has reduced, however, queueing on the A52 right turn filter lane has increased. The modelling also accounts for cumulative impacts related to the committed developments, which include the permitted developments at Low Road / Reedings Road, Barrowby.

7.7.5 The result of the modelling shows the following in respect of queueing levels and capacity for up to 300 occupations:

- A1 Slip Road
  - Maximum Queue – 13 PCUs
  - Maximum Capacity – 1.10 RFC
- A52 Barrowby Road
  - Maximum Queue – 16 PCUs
  - Maximum Capacity – 0.99 RFC

7.7.6 As such, the modelling shows that the A1 Slip Road would not operate at a higher queueing length of ratio to capacity than that considered to be acceptable as part of the appeal hearing.

7.7.7 Whilst the A52 Barrowby Road arm of the junction is now operating higher than the consented position, the modelling shows that the queue length would be increased by 4 PCUs compared to the existing operation of the junction and an increase in the RFC of 0.03.

7.7.8 National Highways (as strategic highways authority) have been consulted on the submitted assessment and have confirmed that model has been validated as being appropriate for assessing the impact of the proposed development. National Highways have also confirmed that on this basis, they accept the findings of the model and agree that the impact on the junction of the proposed variation would remain similar to the position deemed to be acceptable by the Appeal Inspector. On that basis, they have confirmed that they have no objections.

7.7.9 Taking all of the above into account, it is Officer's assessment that the proposed variation to Condition 10 would not result in any unacceptable adverse impacts on highways safety or capacity. As such, the application scheme would accord with Policy ID2 and GR3-H2 of the adopted Local Plan and Paragraph 116 of the National Planning Policy Framework (December 2024).

## **7.8 Other Matters**

7.8.1 It is noted that representations received from Barrowby Parish Council and interested parties have raised concerns that the application would undermine confidence in the planning system and the enforcement of planning conditions. Whilst Officer's appreciate that applications to vary conditions can be viewed as undermining confidence in the enforcement process, each application must be considered on its own merits and in accordance with the Development Plan and any other material considerations that are applicable at the time of determination. In this regard, as detailed above, the proposed variation would not result in any unacceptable adverse impacts on highways safety or capacity.

7.8.2 Notwithstanding this, it is noted that there have been delays in the Developer obtaining technical consent from National Highways for the works, and subsequently, delays to the timeframe for implementation of the works and the upgraded junction being operational. As detailed within the Capacity Note, the current project programme anticipates the junction improvements being completed and operational by the end of 2027.

7.8.3 In connection with the above, it should be noted that the Rectory Farm development has been included in the New Homes Accelerator Programme. This means that the Government and Homes England are now directly involved in expediting the technical approval process with National Highways. Officers involved in the New Homes Accelerator Programme have confirmed that the programme for the implementation of the junction improvements has been agreed directly with National Highways.

## **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 proposes to vary Condition 10 (Off-site highways works) of planning permission S25/0542 to allow for the occupation of up to 120 dwellings (300 dwellings in combination with the Vistry development) prior to the completion of the scheme of junction improvements to the A1/A52 eastern junction.

- 10.3 National Highways (as Strategic Highways Authority) have accepted the findings of the submitted highways capacity modelling, which concludes that the A1 slip road would not operate beyond the position deemed to be acceptable as part of the previous appeal hearing. Whilst the A52 filter lane would operate at a higher queue length and capacity, than the consented position, this is not a severe impact when viewed in the context of the current operation of the junction. On this basis, National Highways have no objections to the proposed variation.
- 10.4 Taking the above into account, it is Officer's assessment that the proposed variation to Condition 10 would not give rise to any unacceptable adverse impacts on highways safety or capacity. As such, the proposal would accord with Policy ID2 and GR3-H2 of the adopted Local Plan and Section 9 of the National Planning Policy Framework.
- 10.5 As such, the proposal would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case would also weigh in favour of the granting of planning permission.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the following schedule of conditions:

## Schedule of Conditions

### Approved Plans

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

#### Site Wide Plans

- Green Infrastructure Strategy Plan (Ref: 8247-L-01-C)
- Composite Proposed Site Plan (Ref: GRA01.PL001K)
- Proposed Site Plan (Ref: GRA01.PL002G)
- Composite Proposed House Type Plan (Ref: GRA01.PL004G)
- Proposed House Type Plan (Ref: GRA01.P002B)
- Composite Storey Height Plan (Ref: GRA01.PL006E)
- Proposed Storey Height Plan (Ref: GRA01.P003A)
- Composite Proposed Movement Plan (Ref: GRA01.PL008E)
- Proposed Materials Layout (Ref: 102-894/P004B)
- Composite Proposed Store and Bin Plan (Ref: GRA01.PL011E)
- Close Coupled Substation – Pyramid Roof Detail (Ref: GTC-E-SS-0012\_R2-1\_1of1)

#### House Types and Garages

- \* Redpoll (Brick) (Ref: JD313X\_AS)
- \* Redpoll (Brick) (Ref: JD313X\_OP)
- \* Redpoll (Render) (Ref: JD313Y\_AS)
- \* Redpoll (Render) (Ref: JD313Y\_OP)
- \* Redpoll (Ref: JD331Y-AS)
- \* Redpoll (Ref: JD331Y-OP)
- \* Whinchat (Ref: JD315X-AS)
- \* Whinchat (Ref: JD315X-OP)
- \* Willowby (Brick) (Ref: JD319X-AS)
- \* Willowby (Brick) (Ref: JD319X-OP)
- \* Willowby (Render) (Ref: JD319Y-AS)
- \* Willowby (Render) (Ref: JD319Y-OP)
- \* Willowby (Ref: JS319X\_AS)
- \* Willowby (Ref: JS319X\_OP)
- \* Willowby (Ref: JS319HAX\_OP)
- \* Willowby (Ref: JS319HAX\_AS)
- \* Woodcock (Ref: JD326X-AS)
- \* Woodcock (Ref: JD326X-OP)

- \* Woodcock (Ref: JS326X\_AS)
- \* Woodcock (Ref: JS326X\_OP)
- \* Auklet (Ref: JD332Y\_AS)
- \* Auklet (Ref: JD332Y\_OP)
- \* Maple (Ref: JD401Y\_AS)
- \* Maple (Ref: JD401Y\_OP)
- \* Aspen (Ref: JD408X-AS)
- \* Aspen (Ref: JD408X\_OP)
- \* Cardinal (Ref: JD411X\_AS)
- \* Cardinal (Ref: JD411X\_OP)
- \* JD412LG Brick AS Rev C01
- \* JD412LG Y AS Rev C01
- \* JD417L Brick AS Rev C01
- \* JD417L Render AS Rev C01
- \* Redwood (Brick) (Ref: JD416X\_AS)
- \* Redwood (Brick) (Ref: JD416X\_OP)
- \* Redwood (Render) (Ref: JD416Y\_AS)
- \* Redwood (Render) (Ref: JD416Y\_OP)
- \* Kingfisher (Brick) (Ref: JD421X\_AS)
- \* Kingfisher (Brick) (Ref: JD421X\_OP)
- \* Kingfisher (Render) (Ref: JD421Y\_AS)
- \* Kingfisher (Render) (Ref: JD421Y\_OP)
- \* Amber (Ref: JS203X\_AS)
- \* Amber (Ref: JS203X\_OP)
- \* Amber (JS203XHA\_AS)
- \* Amber (JS203XHA\_OP)
- \* Heron (Brick) (Ref: JS318X\_AS)
- \* Heron (Brick) (Ref: JS318X\_OP)
- \* Heron (Render) (Ref: JS318Y-AS)
- \* Heron (Render) (Ref: JS318Y\_OP)
- \* Plover (Brick) (Ref: S304XHA\_AS/OP)
- \* Plover (Brick) (Ref: S304X\_AS/OP)
- \* Plover (Render) (Ref: S304Y\_AS/OP)
- \* Garage Design (Ref: GD1-P01-AS)
- \* Garage Design (Ref: GS1C-P01-AS)

- \* JD313L\_Brick\_GRA\_Op
- \* JD315L\_Brick\_GRA\_Op
- \* JD319L\_Brick\_GRA\_As
- \* JD326L\_Brick\_GRA\_As
- \* JD332L\_Brick\_GRA\_As
- \* JS318L\_Brick\_GRA\_As
- \* JS318L\_Brick\_GRA\_Op

Unless otherwise required by another condition of this permission.

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

#### During Building Works

#### **Construction Management Plan**

- 2) The development hereby permitted shall be undertaken in accordance with the Construction Management Plan and Construction Phase Surface Water Management Plan approved as part of application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

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

#### Before the Development is Occupied

#### **Sustainable Buildings**

- 3) Prior to first occupation of each dwelling hereby permitted, the sustainable building measures approved as part of application reference: S23/0092 shall be completed in full for each dwelling, in accordance with the agreed scheme.

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

#### **Surface and Foul Water Drainage**

- 4) Before any part of the development hereby permitted is occupied / brought into use, the works to provide the surface and foul water drainage scheme approved as part of the application reference: S23/0092 shall have been completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

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

#### **Hard Landscaping**

- 5) Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the hard landscaping details approved as part of application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard landscaping and tree planting make 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.

### **Materials**

- 6) Before any part of the development hereby permitted is occupied / brought into use, all external surfaces shall have been completed in accordance with the Materials Layout (Received 27 April 2023) approved as part of application reference: S23/0592, unless otherwise agreed 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.

### **Boundary Treatments**

- 7) Before any part of the development hereby permitted is occupied / brought into use, the boundary treatments shall have been completed in accordance with the Boundary Treatment details and Phasing and Build Route approved as part of application reference: S23/0092, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### **Estate Road**

- 8) Before any part of the development hereby permitted is occupied, all of that part of the estate road and associated footways that forms the junction with Barrowby 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 the details approved under application reference: S23/0092, unless otherwise agreed 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.

### **Soft Landscaping**

- 9) Before the end of the first planting / seeding season following the occupation / first use of any part of the development hereby permitted, all soft landscaping works have been carried out in accordance with the soft landscaping details approved under application S23/0092, 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, EN3 and OS1 of the adopted South Kesteven Local Plan.

### **Off-Site Highways Works**

- 10) No more than 120 dwellings within the development hereby approved shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262), [the scheme shown on Proposed General Arrangement Plan (Ref:

SK18/SB JCN/Rev P1)] or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

#### **Off-Site Highways Works (Western junction)**

11) No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permission S16/2819 shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

#### Ongoing Conditions

##### **Landscaping Protection**

12) 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 identified in the approved soft landscaping scheme, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishments and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

##### **Landscape Management Plan**

13) Following the first occupation of the final dwelling / unit hereby permitted, the Landscape and Biodiversity Management Plan and Preliminary Ecological Appraisal approved under application ref: S23/1745 shall be adhered to in full thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard and soft landscaping, and tree planting, make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.





**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



## S26/0038

<b>Proposal:</b>	Section 73 application to vary Condition 11 (Off-site highways) of planning permission S24/0140 to allow up to 180 occupations
<b>Location:</b>	Land at Rectory Farm (Phase 1), Grantham
<b>Applicant</b>	Vistry Group
<b>Application Type:</b>	Full Planning Permission (Major)
<b>Reason for Referral to Committee:</b>	At the discretion of the Assistant Director – Planning & Growth
<b>Key Issues:</b>	Highways Impacts
<b>Technical Documents:</b>	<ul style="list-style-type: none"> <li>Highways Capacity Technical Note (Pell Frischmann)</li> </ul>

### Report Author

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<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Grantham Arnoldfield</b>

### Reviewed by:

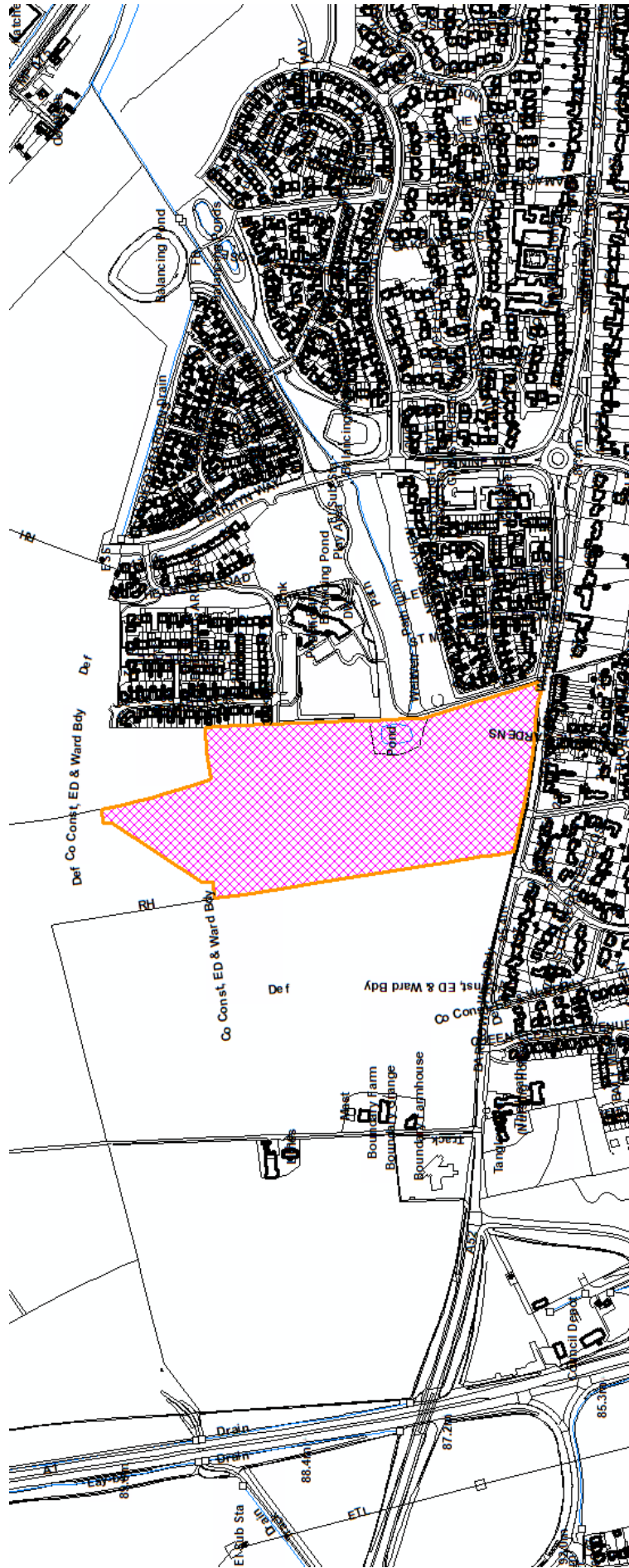
Miranda Beavers, Principal Development Management Planner

7 April 2026

### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director - Planning & Growth to GRANT planning permission, subject to conditions

# S26/0038 – Rectory Farm (Phase 1), Grantham



Key



Application  
Boundary



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## **1 Description of the site**

- 1.1 The application site comprises part of Phase 1 of the Rectory Farm development situated on the north-western edge of Grantham. Phase 1 consists of two parcels of land being delivered by Vistry Group and Jelson Homes; the current application has been submitted in relation to the parcel controlled by Vistry Group.
- 1.2 The site comprises an area of approximately 8.73 hectares of land and is situated in the south-eastern corner of the allocation site. The allocation site is a roughly rectangular parcel of land, which was formerly in agricultural use, and is part of a raised plateau which forms the higher ground enclosing the Grantham “bowl” to the east, and slopes from west to east.
- 1.3 Full planning permission for 228 dwellings (LPA Ref: S16/2816) was granted in January 2023. Subsequently, various applications for the approval of details reserved by conditions and non-material amendments to the approved details have been granted by the Local Planning Authority. Furthermore, a Section 73 permission (LPA Ref: S24/0140) was granted on Appeal, which allows for the occupation of 150 dwellings on the Phase 1 site prior to the completion of the off-site highways works to the A1/A52 junction. Works have commenced on site and the initial occupation of properties is ongoing.
- 1.4 The current development site is bound to the west by land owned by Jelson Homes, which forms the remainder of Phase 1 of the Rectory Farm development and benefits from planning permission for 220 dwellings (LPA Ref: S23/0592); beyond which lies agricultural land, part of which, bounding onto Barrowby Road (A52) is allocated as an additional urban extension for approximately 404 dwellings (Site Ref; GR3-H3). The site is bound to the south by Barrowby Road (A52) with low density residential estates from the 1980s / 1990s, and the ongoing residential development of 300 dwellings (The Colleys) being delivered by Countryside Properties (LPA Ref; S14/2571). The site is bound to the north by further undeveloped agricultural land which forms part of the Rectory Farm allocation; this land is to form Phase 2 of the development scheme, and the LPA has recently resolved to grant planning permission, subject to the completion of a Section 106 Agreement, on an outline planning application for up to 400 dwellings (LPA Ref: S23/1023) on behalf of Vistry Partnerships. The land to the east comprises of the Poplar Farm development, which is a mixed-use urban extension of up to 1800 dwellings, community facilities, open space, and a new road that was approved in June 2011 (LPA Ref: S08/1231), where approximately 675 dwellings have been completed.

## **2 Description of the proposal**

- 2.1 The current application is a Section 73 planning application seeking to vary Condition 11 (Off-site highways) of planning permission S24/0140
- 2.2 As approved Condition 11 states:

*“No more than 150 dwellings within the development hereby approved either alone or in combination with planning permission (S16/2816, S23/0592, S24/0140, S24/1442 or S24/1443) (or any subsequent variations to these planning permissions) shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson eastern junction “top up” scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction “top up” scheme as required under Condition 28 of planning permission S17/1262), the scheme shown on Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1) or any alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.”*

- 2.3 The application has been accompanied by a Highways Capacity Technical Note (Pell Frischmann), which outlines the results of updated highways modelling based on new traffic and queue surveys completed in September 2025.
- 2.4 Whilst works are being progressed with the technical approval for the junction improvement works, the programme for the delivery of the site and the junction improvement works do not align. Therefore, the current application seeks to vary Condition 11 to allow for 180 occupations prior to the highways improvement works being completed; this would allow for the site to continue delivering housing whilst the works are being completed.
- 2.5 The proposed development would remain unchanged in all other respects.

### 3 Relevant History

<b>Application Ref</b>	<b>Description of Development</b>	<b>Decision</b>
S16/2816	Residential development for 228 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 17.01.23
S16/2819	Residential development for 220 dwellings, formation of public open space, provision of access and associated drainage and engineering works	Approved Conditionally 10.01.23
S24/0140	Section 73 application to vary Condition 24 (Off-site highways works) of planning permission S16/2816	Refused 17.01.24  Appeal Allowed
S23/1023	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)  Rectory Farm (Phase 2), Grantham	Pending Consideration  Resolution to grant planning permission at Committee in November 2023

### 4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**  
Policy ID2 – Transport and Strategic Transport Infrastructure  
Policy GR3-H2 – Rectory Farm (Phase 2 North West Quadrant)
- 4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (NPPF) (Published December 2023)**  
Section 9 – Promoting sustainable transport

### 5 Representations Received

- 5.1 Please note that this section includes a summary of the consultation responses. Full details are available to view on the Council's Planning Portal under the application reference S26/0038.

## 5.2 **Lincolnshire County Council (Highways & SuDS)**

5.2.1 No objection.

5.2.2 The junction affected by this variation is in the Strategic Road Network and it is therefore advised that National Highways recommendation is followed.

## 5.3 **Barrowby Parish Council**

5.3.1 Objection

5.3.2 Our objection rests on material planning considerations: unacceptable interim impact on highway safety and capacity, delivery uncertainty, cumulative effects from wider growth, undermining of the plan-led system, and conflict with sustainable development principles.

### Precedent – Appeal Inspectors Binding Decision

5.3.3 The Appeal allow development at this site subject to a condition limiting occupations to 150 dwellings before junction completion.

5.3.4 The current proposals double this appeal-approved limit to 300 dwellings. This significantly exceeds what independent scrutiny at appeal deemed acceptable. Approval would signal that applicants can incrementally erode protective conditions through repeated variations, fundamentally contrary to the plan-led development framework.

### Highways Safety, Capacity and Cumulative Impacts

5.3.5 The A1/A53 junction already experiences significant capacity constraints and safety issues. Allowing 300 occupations would substantially increase traffic during the extend interim period before mitigation.

5.3.6 Any supporting Capacity Technical Note must be assessed against: the delivery uncertainty and extended interim period, the cumulative traffic from the North-West Quadrant, Barrowby allocations and approvals generating hundreds more daily trips, approximately 175 homes at Westry Corner / Reedings Road (approved 202), other village growth contributing to corridor impacts.

5.3.7 These generate severe residual cumulative impacts even after eventual mitigation, contrary to Paragraph 116, which justifies refusal where there are unacceptable safety impacts or severe residual cumulative impacts on the road network, taking into account reasonable future scenarios.

### Delivery Uncertainty and Sustainable Development

5.3.8 Repeated slippage of the occupation threshold creates a clear pattern that risks prolonged unacceptable effects without mitigation.

5.3.9 The site is allocated and contributes to the housing supply based on its approved status and delivery trajectory. This is not a new allocation requiring enabling development. Refusal of these variations maintains the development and the appeal approved pace without removing the site's role in the five-year housing land supply or undermining overall delivery.

### Tilted Balance Context

5.3.10 The Council demonstrates approximately 4.07 year housing land supply. The tilted balance therefore applies.

5.3.11 In this case, the significant adverse highways impact demonstrably outweigh the marginal benefits of earlier occupation beyond the appeal determined threshold. Housing need is

important but must be delivered sustainably and in accordance with carefully balanced conditions imposed following independent scrutiny.

## 5.4 **National Highways**

5.4.1 No objection.

5.4.2 Based on our independent checks, the revised modelling shows that the queues and delays and the A1/A52 junction are lower than the results reported in the submitted NH Response Note. Subsequently, and as raised by Pell Frischmann), the appropriate benchmark is to compare the current results with the approved assessment from the consented planning permission during the appeal process in February 2025. Having considered this approach, we can conclude that the impact of the junction remains similar to that of the approved, consented scenario.

## 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 19 interested parties, all of which have raised formal objections to the proposals. The letters of representation have raised the following matters:

1. The application would have an unacceptable impact on highways capacity and safety
2. No material change in circumstances since the previous application for up to 150 occupations prior to the junction works being improved.

6.2 Public representations have also referred to the application eroding confidence in the enforcement of planning conditions.

## 7 **Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) 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 in respect of the current application.

7.2 Furthermore, in relation to the current development site specifically, the Local Planning Authority have adopted the Rectory Farm Planning Brief 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 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 December 2024) are also a relevant material consideration in the determination of planning applications.

7.5 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply, and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances,

Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework indicate that development should be restricted.

## **7.6 Principle of Development**

7.6.1 An application can be made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.

7.6.2 Planning permission granted under a Section 73 application takes effect as a new, independent planning permission to carry out the same development as previously approved, subject to new or amended conditions, showing the amendment together with any other relevant conditions from the host permission. The new permission would then sit alongside the original permission, which remains intact and unamended. It is then for the Applicant to determine which permission to implement.

7.6.3 The Act is very clear that “On such an application, the Local Planning Authority shall only consider the question of the conditions, subject to which planning permission should be granted, and –

(a) If they decide planning permission should be granted subject to conditions different to those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly; and

(b) If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application”.

7.6.4 In other words, the Local Planning Authority cannot revisit the principle of development, or any other issues, which are not relevant to the conditions subject to consideration as part of the current application.

## **7.7 Effect of the proposal on highways safety and capacity.**

7.7.1 The current application seeks to vary Condition 11, which relates to the scheme of highways improvement works to upgrade capacity at the A1/A52 eastern junction. The scheme of junction improvement works is required to accommodate the Rectory Farm development together with other committed and allocated development schemes within the area. The Rectory Farm Phase 1 permissions, together with other relevant permissions (including the approved Grantham Designer Outlet Village) are all subject to Grampian planning conditions requiring the implementation of the identified scheme of mitigation.

7.7.2 Condition 11 currently requires this scheme of junction mitigation to be completed prior to 150 occupations on the Phase 1 development. This occupation limit was deemed to be acceptable as part of an Appeal Hearing in January 2025, in which the Inspector considered the acceptability of the potential queue lengths and capacity of the junction in the context of 150 occupations on Rectory Farm and reasonable scenarios for committed and ongoing development within the local area.

7.7.3 It is important to note that the appeal permission was considered and allowed on the basis of a model, which was based on the information prepared as part of the Transport Assessment accompanying the original planning permission submitted in 2016. The queueing levels and capacity of the junction of 150 occupations, which was deemed to be

acceptable by the Appeal Inspector, and therefore represents the consented position, are summarised as follows:

- A1 Slip Road
  - Maximum Queue (in Passenger Car Units (PCUs) – 23 PCUs
  - Maximum Capacity (in Ratio Flow Capacity (RFC) – 1.19
- A52 Barrowby Road (Right Turn)
  - Maximum Queue – 5 PCUs
  - Maximum RFC – 0.84

7.7.4 The application has been accompanied by a Highways Capacity Review Technical Note (Pell Frischmann), which sets out the results of new traffic and queue surveys collected in between Monday 8<sup>th</sup> September and Sunday 14<sup>th</sup> September 2025, and the base model has been redeveloped based on this updated information. The results of the updated surveys show that the current operation of the junction is different from the previously consented position. In particular, the queueing on the A1 slip road has reduced, however, queueing on the A52 right turn filter lane has increased. The modelling also accounts for cumulative impacts related to the committed developments, which include the permitted developments at Low Road / Reedings Road, Barrowby.

7.7.5 The result of the modelling shows the following in respect of queuing levels and capacity for up to 300 occupations:

- A1 Slip Road
  - Maximum Queue – 13 PCUs
  - Maximum Capacity – 1.10 RFC
- A52 Barrowby Road
  - Maximum Queue – 16 PCUs
  - Maximum Capacity – 0.99 RFC

7.7.6 As such, the modelling shows that the A1 Slip Road would not operate at a higher queueing length of ratio to capacity than that considered to be acceptable as part of the appeal hearing.

7.7.7 Whilst the A52 Barrowby Road arm of the junction is now operating higher than the consented position, the modelling shows that the queue length would be increased by 4 PCUs compared to the existing operation of the junction and an increase in the RFC of 0.03.

7.7.8 National Highways (as strategic highways authority) have been consulted on the submitted assessment and have confirmed that model has been validated as being appropriate for assessing the impact of the proposed development. National Highways have also confirmed that on this basis, they accept the findings of the model and agree that the impact on the junction of the proposed variation would remain similar to the position deemed to be acceptable by the Appeal Inspector. On that basis, they have confirmed that they have no objections.

7.7.9 Taking all of the above into account, it is Officer's assessment that the proposed variation to Condition 11 would not result in any unacceptable adverse impacts on highways safety or capacity. As such, the application scheme would accord with Policy ID2 and GR3-H2 of

the adopted Local Plan and Paragraph 116 of the National Planning Policy Framework (December 2024).

## **7.8 Other Matters**

- 7.8.1 It is noted that representations received from Barrowby Parish Council and interested parties have raised concerns that the application would undermine confidence in the planning system and the enforcement of planning conditions. Whilst Officers appreciate that applications to vary conditions can be viewed as undermining confidence in the enforcement process, each application must be considered on its own merits and in accordance with the Development Plan and any other material considerations that are applicable at the time of determination. In this regard, as detailed above, the proposed variation would not result in any unacceptable adverse impacts on highways safety or capacity.
- 7.8.2 Notwithstanding this, it is noted that there have been delays in the Developer obtaining technical consent from National Highways for the works, and subsequently, delays to the timeframe for implementation of the works and the upgraded junction being operational. As detailed within the Capacity Note, the current project programme anticipates the junction improvements being completed and operational by the end of 2027.
- 7.8.3 In connection with the above, it should be noted that the Rectory Farm development has been included in the New Homes Accelerator Programme. This means that the Government and Homes England are now directly involved in expediting the technical approval process with National Highways. Officers involved in the New Homes Accelerator Programme have confirmed that the programme for the implementation of the junction improvements has been agreed directly with National Highways.
- 7.8.4 Finally, the description of development for the application refers to varying Condition 11 of the appeal permission (Ref: S24/0140). However, Officers note that this permission has subsequently been amended through S25/0616, which removed two footpath connections on the eastern boundary, due to 3<sup>rd</sup> party ownership constraints. As such, the schedule of conditions set out below also include the variation to conditions permitted as part of that permission. Given that S25/0616 was subject to formal consultation at the time of that application, it is concluded that no party is prejudiced in the inclusion of these updated conditions.

## **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 proposes to vary Condition 11 (Off-site highways works) of planning permission S24/0140 to allow for the occupation of up to 180 dwellings (300 dwellings in combination with the Jelson development) prior to the completion of the scheme of junction improvements to the A1/A52 eastern junction.
- 10.3 National Highways (as Strategic Highways Authority) have accepted the findings of the submitted highways capacity modelling, which concludes that the A1 slip road would not operate beyond the position deemed to be acceptable as part of the previous appeal hearing. Whilst the A52 filter lane would operate at a higher queue length and capacity, than the consented position, this is not a severe impact when viewed in the context of the current operation of the junction. On this basis, National Highways have no objections to the proposed variation.
- 10.4 Taking the above into account, it is Officer's assessment that the proposed variation to Condition 11 would not give rise to any unacceptable adverse impacts on highways safety or capacity. As such, the proposal would accord with Policy ID2 and GR3-H2 of the adopted Local Plan and Section 9 of the National Planning Policy Framework.
- 10.5 As such, the proposal would accord with the adopted Development Plan when taken as a whole, and the material considerations in this case would also weigh in favour of the granting of planning permission.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the following schedule of conditions:

## **Schedule of Conditions**

### **Approved Plans**

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

Site Location Plan: 379-LP-01C

Site Wide Plans: 379-SK-01I, 379-SK-02I, 379-SK-03I, 379-SK-04I, 379-SK-05I, 8247-L-01C, GRA01.PL001D, GRA01.PL004A, GRA01.PL006A, GRA01.PL008B, GRAD01.PL009b

House Types and Garages: HWK.pe7; EVE.pe; WAY.pe; MOU.pe; MYL.pe; PEM.pe; Rip.pe; KNI.pe; ASL.pe; COT.CH.pe; SG.pe; DTG.pe

Unless otherwise required by another condition of this permission.

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

### **During Building Works**

#### **Construction Management Plan**

- 2) All construction works on site shall be carried out in accordance the Construction Management Plan and Method Statement (Dated February 2023) approved under application reference: S23/0300, unless otherwise agreed in writing by the Local Planning Authority.

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.

#### **Ecological Mitigation**

- 3) The development shall be carried out in accordance with the ecological mitigation measures specified in the Environmental Statement (Dated May 2018).

Reason: In the interests of ecology and biodiversity.

### **Before the Development is Occupied**

#### **Estate Road**

- 4) Before any dwelling is occupied, all of that part of the estate road and associated footway that forms the junction with the main 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 approved under application S25/0490, unless otherwise agreed 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.

#### **Hard Landscaping**

- 5) Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the details approved under application ref: S23/0300 except where amended by application ref: S24/0525 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard landscaping and tree planting make 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.

#### **Soft Landscaping**

- 6) All soft landscaping works shall be carried out in accordance with the soft landscaping details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), 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 Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

### **Materials**

- 7) All external materials shall be completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed 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.

### **Boundary Treatments**

- 8) All works to provide the boundary treatments shall have been completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

### **Surface and Foul Water Drainage**

- 9) The works to provide the surface and foul water drainage shall have been completed in accordance with the details approved under application ref: S23/0300 and the phasing set out in the approved Infrastructure Delivery Plan (Ref: GRTH-BR-001/Rev A), unless otherwise agreed in writing by the Local Planning Authority.

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

### **Sustainable Building**

- 10) Prior to first occupation of each dwelling hereby permitted, the approved sustainable building measures shall be completed in accordance with the details approved under application ref: S23/0500, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development mitigate against and adapts to climate change in accordance with Local Plan Policy SB1.

### **Off-Site Highways Works**

- 11) No more than 180 dwellings within the development hereby approved shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262), the scheme shown on Proposed General Arrangement Plan (Ref: SK18/SB JCN/Rev P1) or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

### **Off-Site Highways Works (Western junction)**

12) No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permission S16/2819 shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.

Reason: To ensure that the A1 / A52 junction has adequate capacity to accommodate the additional traffic generated by the development.

### Ongoing Conditions

#### **Landscaping Protection**

13) 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 identified in the approved soft landscaping scheme, 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 plans and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

#### **Landscape Management Plan**

14) Following the first occupation of the final dwelling / unit hereby permitted, the approved Landscape and Biodiversity Management Plan approved under application ref: S23/0300 shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

#### **Surface Water Drainage**

15) The approved surface water drainage 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, the permitted development.





**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



### S26/0363

<b>Proposal:</b>	Low pressure cleaning of statues excluding plinth.
<b>Location:</b>	Guildhall Arts Centre, St Peter's Hill, Grantham, Lincolnshire, NG31 6PY
<b>Applicant:</b>	South Kesteven District Council
<b>Application Type:</b>	Listed Building Consent
<b>Reason for Referral to Committee:</b>	South Kesteven District Council is the applicant
<b>Key Issues:</b>	Impact on listed building
<b>Technical Documents:</b>	Design and Access Statement, Location Plan

#### Report Author

Ariane Buschmann, Conservation Officer



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<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Grantham St Wulfram's</b>

#### Reviewed by:

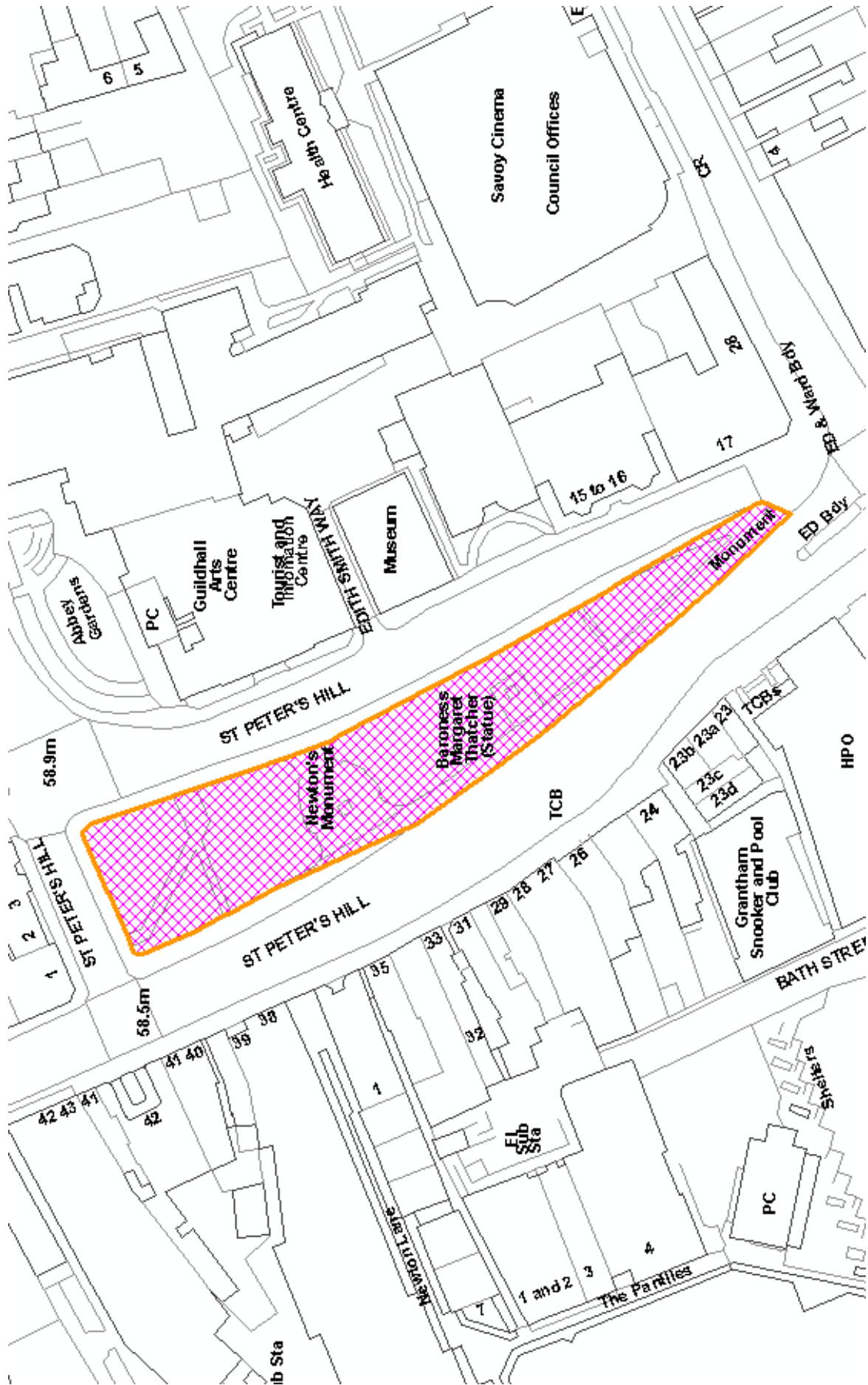
Adam Murray – Principal Development Management Planner

7 April 2026

#### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to conditions

S26/0363– Statues at St Peter’s Hill, Grantham



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## **1 Description of Site**

- 1.1 The application site comprises 2 statues which are Grade II Listed: the Statue of Sir Isaac Newton (NHLE 1261634) and The Statue of Honourable Frederick James Tollemache (NHLE 1360283). The site is located within the Grantham town centre, which falls within the Civic Centre Character Area of the Grantham Conservation Area.

## **2 Description of proposal**

This application is seeking Listed Building Consent for the DOFF cleaning of the bronze statues, which uses lower pressure steam, without the use of chemicals to avoid unnecessary harm to the historic fabric.

## **3 Relevant History**

N/A

## **4 Policy Considerations**

- 4.1 **South Kesteven Local Plan 2011-2016 (Adopted January 2020)**  
Policy EN6 – The Historic Environment  
Policy DE1 – Promoting Good Quality Design
- 4.2 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**
- 4.3 **National Planning Policy Framework (NPPF) (Adopted December 2023)**  
Section 16 – Conserving and enhancing the historic environment

## **5 Representations Received**

- 5.1 **Grantham Town Council**  
We have no objections to the proposal and trust the planning officer's expertise in making an appropriate decision.

## **6 Representations as a Result of Publicity**

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

## **7 Evaluation**

- 7.1 Section 36(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 In addition, the Local Planning Authority have adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Updated February 2025) are also a relevant material consideration in the determination of planning applications.

#### 7.4 **Impact on heritage assets**

7.5 The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act'). No harm should be caused with the historical assets and their surroundings requiring to be preserved or enhanced.

7.6 Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

7.7 Policy EN6 of the SKDC Local Plan (The Historic Environment) states amongst other criteria that the Council will seek to protect and enhance heritage assets and their settings, in keeping with the policies in the National Planning Policy Framework. Proposals will be expected to take into account the Conservation Area Appraisals, where these have been adopted by the Council.

7.8 The cleaning process proposed is to be undertaken without the use of chemical which could negatively impact upon the fabric. There is the potential for the works to remove the existing patina, which would need to be re-applied as final step of the cleaning process to avoid oxidation of the bronze. This step is to be ensured by the provision of a detailed methodology by the contractor. Such type of cleaning of statues is not considered to result in harm to the overall structure. As such, the proposed works would not be considered to result in harm to the significance of the statues.

7.9 The works are considered to preserve the heritage asset by maintaining the material in good condition and preserving the historic fabric. As such, the proposed works would preserve the character and appearance of the listed structure and accords with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DE1 and EN6 of the South Kesteven Local Plan, and Section 16 of the National Planning Policy Framework.

## 8 **Conclusion**

8.1 Taking the above into account, it is considered that the proposal would preserve the character and appearance of the listed statues in accordance with the Act, the NPPF Section 16, and Policies DE1 and EN6 of South Kesteven's Local Plan.

## 9 **Recommendation**

- 9.1 To authorise the Assistant Director for Planning & Growth to APPROVE listed building consent subject to the following 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 works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
- i) Location Plan received 02 March 2026
  - ii) Design and Access Statement received 02 March 2026
- Unless otherwise required by another condition of this permission.

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

### **Prior to Commencement**

- 3 Prior to any works being undertaken, a detailed methodology for the proposed cleaning shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate methods are utilised in treating the historic fabric in accordance with Policy EN6 and DE1 of the adopted South Kesteven Local Plan.

- 4 The works proposed shall have been completed in accordance with the approved methodology.

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

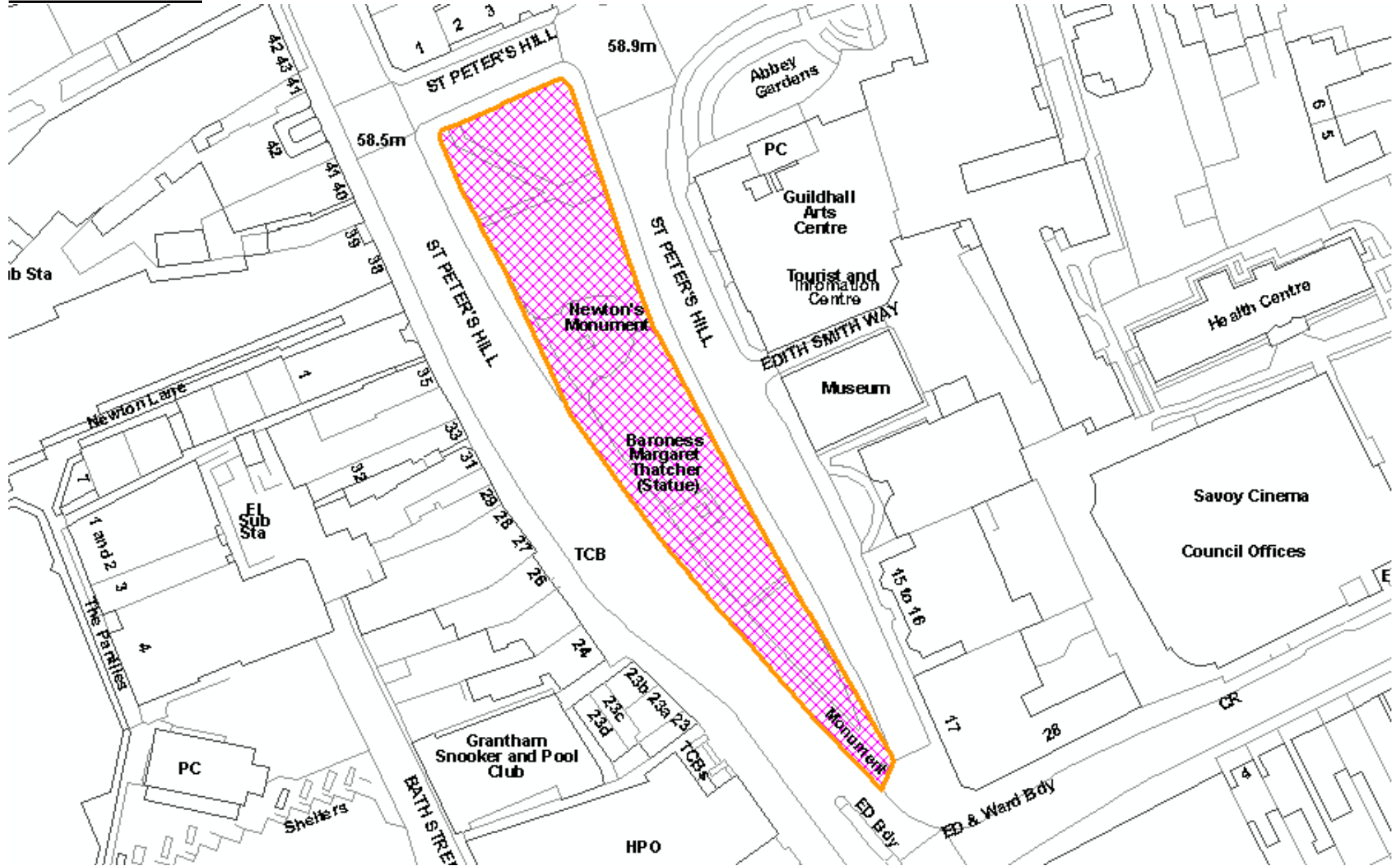
### **Standard Note(s) to Applicant**

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.

Financial Implications reviewed by:

**Legal Implications reviewed by:**

**Site Location Plan**



Existing photographs  
Statue of Isaac Newton

76



Statue of Frederick James Tollemache



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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



## S25/1912

Proposal:	Outline application for a residential development with all matters reserved except for access
Location:	Land West of The Charters, Greatford Road, Uffington
Applicant:	Mr P Hirst, Hirst Farms
Agent:	Mike Sibthorpe Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Called in by Councillor Vanness Smith citing Impact to conservation area and landscape character Departure from the Development Plan and Officers are minded to approve the application
Key Issues:	Impacts on the character of the area (public amenity) Impacts on others' private amenity Heritage Impact Highway safety/parking Drainage/flood risk
Technical Documents:	Preliminary Ecological Appraisal Tree Constraints Report and Tree Report

### Report Author

Miranda Beavers – Principal Development Management Planner



01476 406302



Miranda.beavers@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
<b>Growth</b>	<b>Regulatory</b>	<b>Casewick</b>

### Reviewed by:

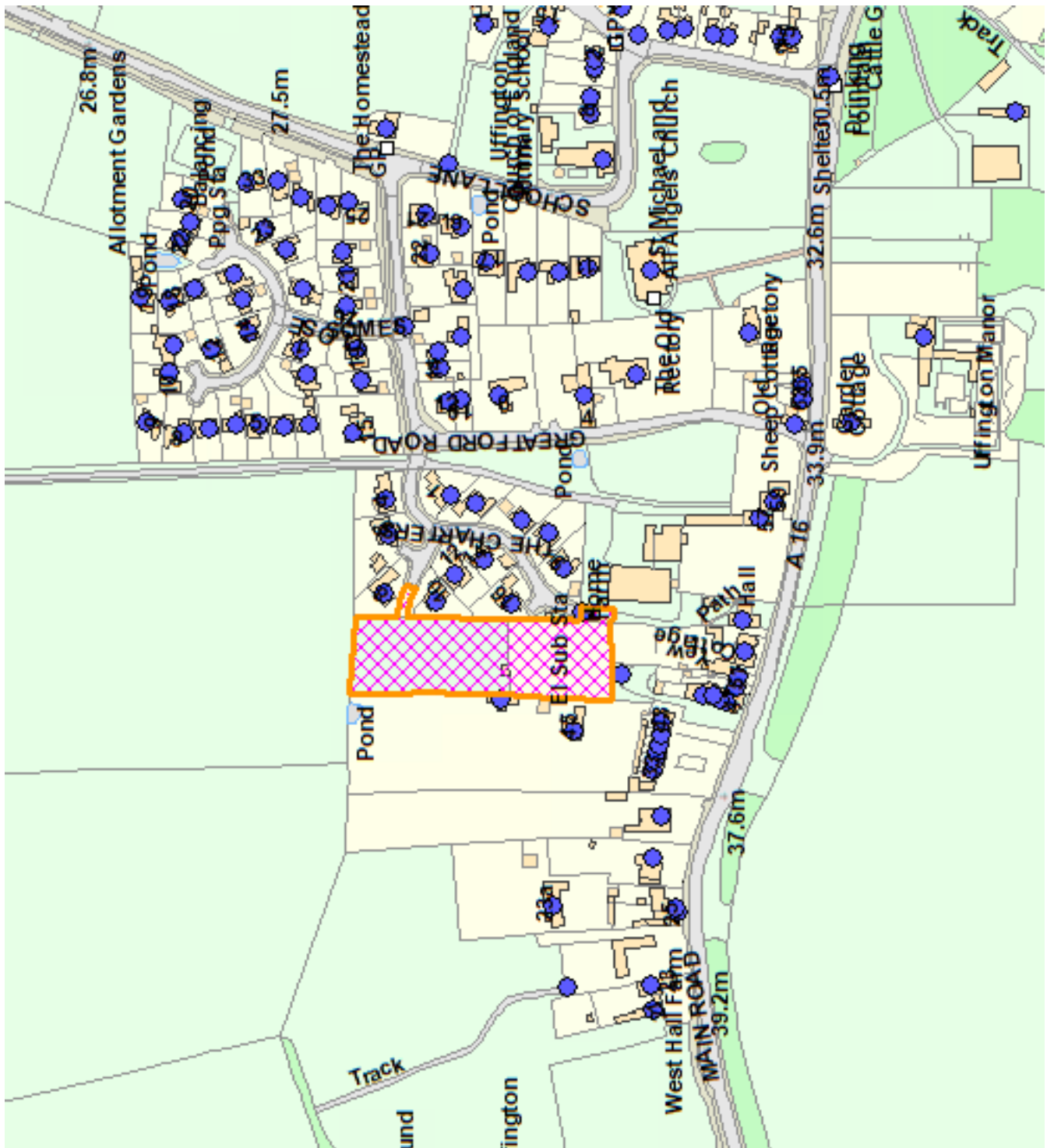
Adam Murray – Principal Development Management Planner

7 April 2026

**Recommendation (s) to the decision maker (s)**

To authorise the Assistant Director – Planning & Growth to:

- Undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
- In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement



## **1 Description of Site**

- 1.1 The application site is located to the west of The Charters, Uffington, which is located to the north of Main Road (A16) and to the east of Greatford Road. The site itself is a roughly rectangular shaped grassland plot (northern part paddock and southern part garden area, associated with Home Farmhouse, measuring approximately 0.58ha in total. Located immediately to the east of the site is The Charters, which is a cul-de-sac of 12 detached dwellinghouses. The Charters was developed in the late 1980's/ early 1990's.
- 1.2 To the west of the site is No.45 Main Road, a larger dwelling set back to the rear of dwellings fronting Main Road, the curtilage of which runs the full length of the site's western boundary. To the south is the village hall and garden land associated with Home Farm and recently erected dwelling No.47a. Further to the south-east, Home Farmhouse itself is set back from but fronts onto Main Road, although it is accessed from a gated entrance at the beginning of the Charters. Further to the south of the site are a collection of properties that front onto Main Road, including the Village Hall building. To the north of the application site is open countryside.
- 1.3 The site falls within and is surrounded by the Uffington Conservation Area.

## **2 Description of Proposal**

- 2.1 This application is for outline planning permission for residential development with all matters reserved with the exception of access. It is proposed to access the site from two spurs off The Charters access road. An indicative drawing illustrates the siting of 6no. detached dwellings, however details of appearance, landscaping, layout and scale are not being considered at this stage.

## **3 Relevant History**

- 3.1 No relevant history

## **4 Policy Considerations**

### **4.1 SKDC Local Plan 2011 – 2036**

Policy SD1 'The Principles of Sustainable Development in South Kesteven'  
Policy SP1 'Spatial Strategy'  
Policy SP2 'Settlement Hierarchy'  
Policy SP3 'Infill Development'  
Policy SP4 'Development on the Edge of a Settlement'  
Policy SB1 'Sustainable Building'  
Policy DE1 'Promoting Good Design'  
Policy ID2 'Transport and Strategic Transport Infrastructure'  
Policy EN6 'The Historic Environment'

### **4.2 National Planning Policy Framework (NPPF)**

Chapter 4 'Decision Making'  
Chapter 5 'Delivering a sufficient supply of homes'  
Chapter 6 'Promoting sustainable transport'

Chapter 12 'Achieving well-designed places'

Chapter 14 'Meeting the challenge of climate change, flooding and coastal change'

Chapter 16 'Conserving and enhancing the historic environment'

#### 4.3 **Supplementary Planning Document:**

Design Guidelines for Rutland and South Kesteven (November 2021)

### **5 Planning Consultation Responses Received**

#### 5.1 **Anglian Water Services**

5.1.1 No objections received.

#### 5.2 **Conservation Officer (SKDC)**

5.2.1 The application site is situated to the west of The Charters, Uffington. The site is set to the rear of properties and the Village Hall fronting Main Road, Uffington with No. 45 Main Road to the west. The site is a part of Home Farm, which the Charters was also a part of previously before their development in the late 20th/early 21st century.

5.2.2 The application site is situated within the Uffington Conservation Area. Uffington Conservation Area is characterised by its central core having a linear plan form with a low density of development. There is a defined building line along the streets as buildings typically front onto highways and are aligned to the rear of narrow footways or set back within small gardens with boundary walls. Boundary walls are a significant feature of the conservation area which link buildings and outbuildings and maintain the continuity of the building line along the streets. The application site is not explicitly mentioned in the Conservation Area Appraisal, there are areas of important open space around West Hall Farm to the west of the site, there are mentions that the plots on Main Road opposite Uffington Park have large narrow plots to the rear which are important elements of the historic plan form of the village.

5.2.3 The application is for the outline consent for residential development with access from The Charters.

5.2.4 The Charters themselves are an anomaly in the traditional long narrow plots found within Uffington from Main Road and are an example of an estate style development. This resulted in the realignment of the Uffington Conservation Area boundary in 2015 to exclude this development as the properties and form of the development do not add any special interest to the character of the area. The development of The Charters resulted in the loss of land and traditional boundaries behind Home Farm. The application site remains in the ownership of Home Farm however, the boundaries to the rear of Home Farm and Main Road have altered with the later development of The Charters and No. 47A. The appeal status of No. 47A suggests that the location of the development will not impact the setting of the designated and non-designated heritage assets. The proposed location of the site is set further back from Main Road than No. 47A. The setting of the designated heritage assets nearby will not be affected due to the further separation of the application site from these assets identified by the inspector.

5.2.5 Overall, the proposal will result in a low level of less than substantial harm to the Conservation Area due to the cumulative impact of the loss of the historic narrow long plots to the rear of Main Street and the previous farmstead of Home Farm.

### 5.2.6 Conservation Officer Addendum Comments

5.2.7 Following the previous comments submitted, additional information has been provided in regard to the access arrangement and the boundary affected for the southern access to Plot No 6 (indicative). The boundary is formed by a long drystone wall leading from Yew Cottage/Village Hall in a north to south alignment towards The Charters, and forms the western boundary of Home Farm. The age of the boundary wall is not known. Albeit set to the rear of the farmstead, with its position towards The Charters, this is a fairly dominant boundary treatment visible from the highway. The boundary wall is set within the Uffington Conservation Area. It is noted that within the conservation area there is a prevalence of stone boundary treatments, and as such it is considered that the affected boundary wall adds positively to the overall character of the conservation area and can be considered to be part of the important boundary treatment. As such it would be recommended to keep the removal of the wall to the minimum necessary.

### 5.3 **Environment Agency**

5.3.1 Environment Agency does not wish to make any comments on this application.

### 5.4 **Environmental Protection Services**

5.4.1 No objection, subject to conditions.

### 5.5 **Heritage Lincolnshire**

5.5.1 The site for the proposed development lies in an area of archaeological importance, within the Welland Valley, an area rich in archaeological remains.

5.5.2 The village is listed in the Domesday Book of 1086 as Uffintone. A church and a priest are recorded and It is likely that the present day church of St Michael and All Angels is on the same site as the building recorded at Domesday. Cropmarks thought to mark the positions of buried prehistoric remains have been identified in the area. To the west of the proposed development area (PDA) cropmarks have been recorded which mark the remains of a Neolithic period Causewayed Enclosure which is protected as a nationally important Scheduled Monument. A number of linear cropmarks appear to cross over the enclosure and probably mark prehistoric boundary ditches. To the north of the PDA is a cropmark which marks the position of an enclosure thought to be of prehistoric date. North of this enclosure is a circular feature which is likely to represent the position of round barrow funerary monument.

5.5.3 Recommendation: It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

5.5.4 Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation. All archaeological works should be undertaken in accordance with a written scheme of investigation submitted in writing and approved by the Local Planning Authority.

### 5.6 **Historic England**

5.6.1 No comments to make

## **5.7 Lincolnshire County Council – Minerals and Waste**

5.7.1 Having studied the application, we have no objections on the proposed development.

## **5.8 Lincolnshire County Council - Highways & SuDS**

5.8.1 No objection, subject to conditions.

5.8.2 This application is outline for with all matters reserved apart from access and the principle of development is acceptable. As this is an outline application with only access to be considered, layout has not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout as detailed within the Lincolnshire County Council Design Approach.

5.8.3 It may be beneficial for the applicant to explore the use of an edge lane to connect both the Northern and Southern accesses in which LCC would be open to adopt.

5.8.4 The vehicular access points have suitable visibility; therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. The two access will be subject to a S184 agreement with Lincolnshire County Council which is separate to the planning application process.

5.8.5 Should this site remain private, a refuse collection point will be required in close proximity to the adopted highway. As per Section 6.8.9 of Manual For Streets, residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point and waste collection vehicles should be able to get to within 25 m of the storage point (note, BS 5906: 200518 recommends shorter distances) and the gradient between the two should not exceed 1:12.

5.8.6 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application, and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

5.8.7 In the event that planning permission is to be given conditions are requested requiring the submission of method of construction details in relation to the Northern and Southern vehicular accesses to the public highway. These details would be required to be submitted and approved prior to the developments first occupation, in the interest of the safety of the users of the public highway and the safety of users of the site. Further to this a Construction Management Plan is requested by way of a condition. The plan and statement would be required to indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the development.

## **5.9 Lincolnshire Fire and Rescue**

5.9.1 We would ask that fire hydrants are installed in number and location at the developer's cost as follows otherwise we would object to this development:

5.9.2 Fire Hydrant Placement Regulations: Building regulations require that there must be a fire hydrant located within 90 metres of any building so that firefighters have access to a water source in case of a fire. On a residential site we will need one hydrant at least every 180 metres – with no property further than 90 meters from the nearest hydrant.

## **5.10 Lincolnshire Wildlife Trust**

5.10.1 Our conservation officers have reviewed the referenced development against a series of strategic conservation and ecological criteria. In review of the variation documents presented The Trust has no substantive comments or recommendations on the proposal.

## 5.11 **The Gardens Trust**

5.11.1 Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may affect Uffington Park, an historic designed landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade II.

5.11.2 We have considered the information provided in support of the application and liaised with our colleagues in Lincolnshire Gardens Trust. On the basis of this we confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals. If you have any further queries, please contact us, and we would be grateful to be advised of the outcome of the application in due course.

## 5.12 **Tree Officer (SKDC)**

5.12.1 A site visit was undertaken following concerns regarding the removal of trees within a designated conservation area. Aerial photography confirms the previous presence of a continuous tree line, and there is a reasonable level of public expectation regarding enforcement action Observations

- Root remnants suggest the species was Western Red Cedar (*Thuja plicata*).
- Based on the length and width of the former tree line, it is estimated that 15–20 trees were present, each exceeding 7.5 cm in diameter at 1.5 m above ground level, thereby falling under Section 211 of the Town and Country Planning Act (TCPA) 1990.
- Heavy machinery appears to have been used to remove both trees and roots, which is unusual as roots could have been left to decay naturally.
- A new hedge of native species has been planted, but this does not replicate the original tree line in terms of size or character.

5.12.2 Legislative Context Section 213 of the TCPA 1990 imposes a duty on landowners to replace trees removed in contravention of Section 211 with a species of appropriate size and characteristics unless formally dispensed by the Local Planning Authority (LPA). This duty attaches to the land.

### 5.12.3 Key Issues for Consideration

1. Replacement Planting Current guidance requires replanting with a species capable of achieving similar mature dimensions and characteristics to those removed. The existing native hedgerow does not meet this requirement; therefore, replanting remains outstanding.
2. Planning Application As a planning application is under consideration, this matter should be addressed within the Arboricultural Impact Assessment (BS5837 survey). This will enable transparent discussion between all parties.
3. Dispensation Should planning permission be granted, the obligation to replant may be formally dispensed. However, this must be explicitly addressed within the decision notice.

## 5.13 **Uffington Parish Council**

- 5.13.1 On behalf of the Parish Council, we must formally OBJECT to the planning application for the following reasons
- 5.13.2 1. Conflict with SKDC Local Plan - Infill Policy. The proposed development contradicts the adopted Local Plan of South Kesteven, specifically policy references under the infill and small-scale residential development grouping (Policies SP3 and SP4 of the Local Plan Review). We note that the Council's guidance for smaller villages anticipates that infill development should be 'up to three dwellings' in order to satisfy the definition of infill and be consistent with the settlement's scale. The current proposal substantially exceeds that threshold, thereby conflicting with the Local Plan's strategy.
- 5.13.3 2. Conservation Area Considerations. The site lies within the Uffington Conservation Area (reference 298\_SKE\_CA43). The development must "pay special attention to the desirability of preserving or enhancing the character or appearance of that area" (Planning Listed Buildings & Conservation Areas Act 1990). The scale and nature of the development as currently proposed risks undermining the historic character of the conservation area and is therefore inappropriate.
- 5.13.4 3. Public Interest and Community Objection. The Parish Council has received a very significant level of public interest in this application. Local residents - particularly those living adjacent to or nearby the proposed site - have raised serious concerns. The Council has received a petition bearing the signatures of a substantial number of neighbouring properties who would be directly affected by the development. These expressions of strong opposition from the community demonstrate that the proposal lacks the support of the local community and raises very significant concerns.
- 5.13.5 Request for Planning Committee Determination Given the level of local concern, the clear conflict with Local Plan policy, and the heritage sensitivity of the site, the Parish Council has requested that the application be referred to the SKDC Planning Committee for review

## **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 66 letters of representation have been received, and the comments are summarised as follows:
- a. Harmful Impact on the Conservation Area – Uffington is a village of historic and architectural importance, with a designated Conservation Area.
  - b. The proposed development would not preserve the character of this area and could lead to irreversible damage to its architectural integrity
  - c. Proposal would extend development outside of the built-up part of the settlement extending into open countryside
  - d. Traffic safety and increased congestion, lack of parking, on narrow village roads as a result of the development when completed and whilst under construction.
  - e. Development is close to the local school - during school hours traffic is often chaotic and proposed development poses risk to safety of children and pedestrians
  - f. Access to the Village Hall could be impeded by the proposed development
  - f. Setting a precedent for future similar unsuitable development within the village

- g. The proposed development is not sensitive 'infill' development and is for more than '3' dwellings which is contrary to Local Plan Policy for small villages.
- h. The development is more accurately described as being on the edge of the settlement (SP4)
- i. 8 or 6 dwellings is too many houses for the plot
- j. Loss of green space/ open countryside
- k. Consideration should be given to the impact of foul drainage connection and surface water drainage and other utility capacity
- l. Conifer hedge along western boundary was removed without proper consent
- m. Development would result in loss of important wildlife habitat
- n. Several Inaccuracies within Design and Access Statement
- o. Due to separation distances, the proposed dwellings would result in loss of privacy/overlooking for existing residents and poor living conditions for future occupants
- p. Approximately 30 years ago, planning permission (SK.94/0531) for residential development on this site was refused
- q. Cumulative impact of development on the village's infrastructure. Resulting in strain on local school and other local services. The village is already experiencing pressure with the concurrent construction of the solar farm behind Wood Farm.
- r. No evidence of housing need
- s. Impact on neighbours' residential amenities as a result of construction noise
- t. Unacceptable loss of part of a stone wall within the Conservation Area

## **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.
- 7.2 In this case, the Development Plan comprises of the following documents:
- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- 7.3 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is material consideration in the determination of planning applications.
- 7.4 The policies and provisions of the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 7.5 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. A further regulation 18 consultation on the proposed housing and mixed-use allocations was carried out between July and August 2025. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration and must be taken into account in the determination of planning applications.

7.6 Furthermore, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and Paragraph 11 of the National Planning Policy Framework. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole; or where specific policies in the Framework indicate that development be restricted.

## 7.7 **Principle of Development**

7.8 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.

7.9 Local Plan Policy SP1 sets out the spatial strategy for the District, with the majority of growth focused on the four market towns, but with identified "Smaller Villages" providing development opportunities where proposals do not compromise the villages nature and character.

7.10 Local Plan Policy SP2 provides the settlement hierarchy, and Uffington is listed as a smaller village within the hierarchy. Paragraph 2.12 of the SKLP states that "in the Smaller Villages, there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities." In the Local Plan Settlement Hierarchy Review, May 2025 the Uffington survey results report states that Uffington's local services include a primary school, place of worship, bus service, public house, recreation ground and children's play area. Other services and facilities are currently accessed by residents in nearby Stamford. Irrespective of this, it is the Officers assessment that the number of dwellings is a departure from the local plan in this instance, as the potential number of dwellings would exceed the normal level in a Smaller Village, however it is considered that the erection of 6no. dwellings on a plot of this size would be a more efficient use of land.

7.11 Policy SP3 of the SKLP states that:

7.12 In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built-up frontage or re-development opportunity (previously development land);
- b. it is within the main built-up part of the settlement;
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;

d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

7.13 In this instance the application is for outline planning permission for the erection of residential development with all matters reserved, with the exception of access. Indicative drawings illustrate the layout of 6no. detached dwellings within the site, however matters reserved for later consideration include layout, scale, appearance and landscaping.

7.14 The site currently comprises part paddock and part garden area, associated with Home Farmhouse, measuring approximately 0.58ha and as such is not considered to be previously developed land. In the first instance, the proposal has been assessed against the criterion contained within Policy SP3:

7.15 Whilst the proposed access roads to the site fall within gaps within The Charters estate road, the site itself is considered to be backland development that is located to the rear of existing development (The Charters and Main Road).

7.16 There is existing built form to the east of the site (The Charters), to the south (properties fronting Main Road), however to the west side there is only 1no. detached dwelling (45 Main Road) which has a large paddock to its rear. The application site shares most of its common boundary along the west side with the paddock that serves No.45 Main Road. However, to the north there is open countryside. Whilst The Charters is an established form of residential development that connects with the main built-up part of Uffington, the application site is located to its west side, in an area of Uffington that is largely undeveloped and as such it cannot currently be considered as being located within the main built-up part of the settlement.

7.17 By virtue of the above, it is the Officers assessment that the development conflicts with many of the criterion set out with Policy SP3 and so it remains for the proposal to be assessed against the criteria contained within Policy SP4 (Development on the edge of the Settlement).

7.18 Policy SP4 of the SKLP states that:

Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria a – f below are met.

7.19 The proposal must:

a. demonstrate clear evidence of substantial support from the local community\* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;

b. be well designed and appropriate in size / scale, layout and character to the setting and area;

c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;

d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;

e. in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and

f. enable the delivery of essential infrastructure to support growth proposals.

7.20 It is noted that a number of objections to the proposal have been received from local residents and the Parish Council. Furthermore, comments have been raised concerned that the housing does not meet any proven local need. However, as the housing policies contained within the Local Plan are current out of date, the absence of clear evidence of substantial support from the local community or targeted need cannot be given any great weight in the overall planning balance. In these circumstances, Paragraph 11(d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole.

7.21 This application is for outline planning permission with all matters reserved (except for access), however it is possible to assess that the size of the plot (0.57ha) as a matter of principle could accommodate 6no. dwellinghouse in a similar pattern and density to adjacent development and that access to an adopted highway would be possible. The plot of land is adjacent to existing development within the village, most notably The Charters and so it can be described as being adjacent to an existing pattern of development in the area. As such, it is the Officers assessment that the parcel of land can be described as being on the edge of the settlement.

7.22 It is appreciated that the proposed development would exceed the quantum of development envisaged for a Smaller Village within the adopted Local Plan. As such, the proposed development is deemed to be a departure from the plan.

7.23 However, the NPPF also requires developments to make effective use of land. In this case, it is Officers' assessment that the development of the site for a larger quantum of dwellings would be the most efficient use of the site, providing a form of development which would be consistent with the density of development within the immediate area, whilst also providing an appropriate contribution to the Council's overall housing land supply.

7.24 Notwithstanding this, Paragraph 11(d) requires planning permission to be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or where the NPPF provides a strong reason for refusing the application. This includes consideration of achieving well designed places, making effective use of land, and directing development towards sustainable locations. These relevant material considerations are discussed further below.

## **8 Impact on the Character of the Area**

8.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area.

8.2 Part 12 of the NPPF (Achieving well-designed and beautiful places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

- 8.3 On the northern side of Main Road, the village is characterised by a linear form of low-density development, with buildings typically fronting onto the highway with small front gardens and low boundary walls/fencing. However, there have been several instances of barn conversions and instances of 'back land' developments on the northern side, including The Charters development which is located to the north of Home Farmhouse. No.'s47, 49 and 51 Main Road, Uffington, form an attractive terrace of three stone cottages that front the Main Road. A date stone on the front elevation of No.47 identifies that it was originally constructed in 1865.
- 8.4 The application site is garden/paddock land situated to the west of The Charters and is set to the rear of a row of the aforementioned properties that front onto Main Road (No.47 to 53 and the Uffington Village Hall). There is also a new detached dwellinghouse situated in-between the properties that front onto Main Road and the property is now known as No.47a Main Road.
- 8.5 Any views of the site from the Main Road would be largely obstructed by the existing buildings. When travelling from the north-east along Greatford Road towards the village, only glimpses of the site are visible as the residential development of Somes Close and The Charters largely obscures views. Travelling from the west along Main Road existing landscaping and built form obscures the site from view. Some distance to the west a public right of way runs from a gap in between No.9 Main Road and West Hall Farm northwards, from this vantage point the site is also largely obscured by existing tree lines and landscaping.
- 8.6 Uffington and the surrounding countryside fall within the South Kesteven Landscape Character Assessment Area of the Kesteven Uplands. The landscape character is described in the assessment as follows; "the physical and human characteristics combine to create a distinctive and mostly unified and consistent landscape character. This is a mostly harmonious rural landscape, with farmland, woodland and parkland with small stone-built villages. The settlement edges are typically varied often with lower density development. Some properties are set within large gardens, which allow trees to develop providing a softer edge and transition to the often-wooded landscape. The villages contain some more modern developments. These are often sympathetically incorporated at an appropriate scale to the surrounding landscape. The villages contain few significant areas of modern development."
- 8.7 The Kesteven Uplands contains areas of sensitive landscape including the historic parks and areas around the edge of often picturesque villages. Landscape sensitivity to new residential development proposals is high because of the high proportion of valuable landscape elements and relatively undisturbed character.
- 8.8 Policy DE1 and EN1 of the SKLP requires that development proposals should make a positive contribution to the local distinctiveness, vernacular and character of the area and that in assessing the impact of proposed development on the landscape, the relevant Landscape Character Appraisals should be considered.
- 8.9 It is the officer's assessment that the application site is located in a sensitive edge of settlement location, where only low-density residential development would be acceptable so long as it is designed to assimilate within the surrounding settlement pattern, and where it would not obtrusively extend into open countryside.
- 8.10 The site is not currently highly visible from surrounding public vantage points due in part to existing built form and by the fact that this particular plot and the site to the west is largely

enclosed by boundary hedges. As the site falls within a designated conservation area, consent is required for the removal of trees within the designated area, in the form of a Section 211 Notice. Along the north boundary of the site, where the plot has a common boundary with open countryside, it is acknowledged that a row of trees was removed from the site without the benefit of proper consent. This row of trees formed an important boundary between the site and the adjacent landscape and would have been beneficial in the future assimilation of a development in this location. During the life of the application, the Applicant was made aware that this row of 15-20 trees, under Section 211 of the Town and Country Planning Act 1990, would be required to be replanted with a species capable of achieving similar mature dimensions and characteristics to those trees removed (irrespective of planning permission being granted). An updated Arboricultural Impact Assessment (BS5837) and Indicative Layout Plan was subsequently submitted to show the replanting of the hedge line. The tree survey also informed the updated version of the indicative layout. Should the planning application be recommended for approval, then then planting that is appropriate within this landscape can be agreed and secured by way of a suitably worded planning condition.

- 8.11 The indicative layout provided by the applicant illustrates an estate style of development that replicates the adjacent development form of The Charters can be achieved within the plot. This layout would allow for the development to be designed to include/retain existing boundary treatments and in a manner that would allow for its assimilation within the landscape.
- 8.12 Concern has been expressed by member of the public and the Parish Council that the development of this site could set a precedent for other similar developments in the village. Each planning application is assessed on a case-by-case basis and is assessed on its own individual merits including site-specific details. Planning permission for one site does not guarantee that similar developments nearby would automatically be approved.
- 8.13 It is the officer's assessment that the construction of up to 6no. dwellings within the plot could be achieved in principle without resulting in negative impacts to local distinctiveness, vernacular or character and without significantly impacting the surrounding landscape in accordance with Policy DE1, SP4 and EN1 of the South Kesteven Local Plan.

## **9 Impact on the Uffington Conservation Area**

- 9.1 In assessing the impact of the development on the character of the area, Uffington village falls within the designated Conservation Area (CA) whereby the Council has a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.2 Policy EN6 of the SKLP states that: The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. 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. Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.
- 9.3 The application site is situated to the west of The Charters, Uffington. The site is set to the rear of properties and the Village Hall fronting Main Road, Uffington with No. 45 Main Road

located to the west. The site is a part of Home Farm, which the Charters was also a part of previously before their development in the late 20th/early 21st century.

- 9.4 SKDC's Conservation Officer has stated that "the Conservation Area derives its significance from its historical agricultural association and a rich collection of historic buildings. The historic core of the village is characterised by its distinctive architectural style and cohesive palette of materials. To the north side of Main Road, detached houses, farmsteads and terraced cottages directly address the highway with views directly onto Uffington Park and large narrow plots to the rear which are important elements of historic plan form of the village. The application site is located to the rear of road frontage buildings and is screened largely from public view. Boundary walls are a significant feature of the conservation area which link buildings and outbuildings and maintain the continuity of the building line along the streets. The application site is not explicitly mentioned in the Conservation Area Appraisal, there are areas of important open space around West Hall Farm to the west of the site, there are mentions that the plots on Main Road opposite Uffington Park have large narrow plots to the rear which are important elements of the historic plan form of the village.
- 9.5 The Charters themselves are an anomaly in the traditional long narrow plots found within Uffington from Main Road and are an example of an estate style development. This resulted in the realignment of the Uffington Conservation Area boundary in 2015 to exclude this development as the properties and form of the development do not add any special interest to the character of the area. The development of The Charters resulted in the loss of land and traditional boundaries behind Home Farm. The application site remains in the ownership of Home Farm however, the boundaries to the rear of Home Farm and Main Road have altered with the later development of The Charters and No. 47A. The appeal decision (S23/0096) in respect of the construction of No. 47A suggests that the location of the development will not impact the setting of the designated and non-designated heritage assets. The proposed location of the site is set further back from Main Road than No. 47A. The setting of the designated heritage assets nearby will not be affected due to the further separation of the application site from these assets. Overall, the proposal will result in a low level of less than substantial harm to the Conservation Area due to the cumulative impact of the loss of the historic narrow long plots to the rear of Main Street and the previous farmstead of Home Farm."
- 9.6 Following concerns from a resident regarding and the Conservation Officer regarding the loss of a section of the boundary wall to facilitate vehicular access to the site at the southern spur of The Charters, the proposed layout drawings were amended to illustrate that access to the site could be achieved with the historic stone wall being largely retained which was welcomed by the Conservation Officer.
- 9.7 The application is in Outline form with all matters reserved with the exception of access, however it is indicated on a submitted layout plan that the number of houses would be 6 and this is considered to be a low density of development, when taking into account the size of the plot and the adjacent development, in particular The Charters. At this stage it is therefore not possible to assess the specific impact of the dwellings design, scale or layout on the significance of the conservation area, and the assessment is based on the principle of developing the site for residential purposes.
- 9.8 NPPF Section 12 Conserving and enhancing the historic environment, para 219 states that "Not all elements of a Conservation Area will necessarily contribute to its significance." In this instance it is considered that the site does not contribute greatly to the Conservation Areas significance, and as such the Conservation Officer has attributed low levels of less

than substantial harm to the Conservation Area based on the cumulative impact of the loss of the historic narrow long plots to the rear of Main Street. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. In this instance the less than substantial harm will be weighed against the benefits of contributing up to 6 new dwellings to the Councils housing supply.

- 9.9 It is the Officers assessment that outline planning permission for the erection of 6no.dwellings on this plot would result in low levels of less than substantial harm to the surrounding Conservation Area, owing to the limited way the proposed development would be visible, due to its position set back from the highway and the presence of existing built form and landscaping, meaning the view of the site would be restricted. In this instance it is considered that the site does not contribute greatly the special significance of the Conservation Area, and as such the Conservation Officer has attributed low levels of less than substantial harm to the Conservation Area should the site be developed, based on the cumulative impact of the further loss of the historic narrow long plots to the rear of Main Street. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. In this instance the less than substantial harm is given moderate weight in the planning balance. The negative impacts have been weighed against the public benefits of the addition of 6 dwellings to the Councils housing supply. The identified negative impacts in this instance do not outweigh the benefits identified.
- 9.10 Taking into account the above matters it is considered that the proposed development would accord with local plan policy EN6 and NPPF Section 16 particularly if the development was to be undertaken in broad accordance with the submitted indicative layout plan.

## **10 Impact on Residential Amenity**

- 10.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to 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 provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 130 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 10.2 Concern has been expressed by local residents and the Parish Council that the building works associated with the development, if approved, would result in noise and disturbance to the residents of The Charters and on the residents of the village as a whole. Whilst it is acknowledged that construction works for up to 6 houses would result in impacts to nearby residents' amenities, these impacts would be temporary. It is considered that should the application be recommended for approval, then at the Reserved Matters stage appropriate conditions should be applied in order to limit disturbance including limiting the hours of construction and deliveries to the site. Further to this a Construction Management Plan would be required to be submitted and approved in writing, by the Local Highway Authority, in order to control access, on-site parking, un-loading of plant and materials, on-site storage of materials, wheel washing facilities and how surface water would be managed during construction.

- 10.3 As discussed above, as all matters are reserved, with the exception of access, for subsequent approval and the impact on the amenity of neighbouring occupiers cannot be fully assessed at this point. However, taking into account the location of the site and separation distances to existing neighbouring properties it is considered that the site could be redeveloped for residential purposes without any significant impact on the amenity of neighbouring occupiers subject to appropriately designed dwellings.
- 10.4 Taking into account the above matters it is considered that a reserved matters application could be submitted in accordance with Policy DE1 and SP4 of the Local Plan in respect of impact on amenity of both future occupiers and occupiers of adjacent properties.

## **11 Highway Safety/Parking**

- 11.1 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 116 of the NPPF directs that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe
- 11.2 Policy ID2 of the Local Plan requires all new development to apply principles to reduce the need for travel, maximise the use of sustainable transport modes, and ensure there would be no severe impact on the safety and movement of traffic on the highway network.
- 11.3 The submitted application is in outline form with all matters reserved with the exception of access.
- 11.4 No objections have been raised by Lincolnshire County Council (as local Highway Authority) and they have stated that “as this is an outline application with only access to be considered, layout has not been considered. The vehicular access points have suitable visibility; therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety. The two access will be subject to a S184 agreement with Lincolnshire County Council which is separate to the planning application process.
- 11.5 Should this site remain private, a refuse collection point will be required in close proximity to the adopted highway. As per Section 6.8.9 of Manual For Streets, residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point and waste collection vehicles should be able to get to within 25 m of the storage point (note, BS 5906: 200518 recommends shorter distances) and the gradient between the two should not exceed 1:12.
- 11.6 Comments from residents have been received concerned about the cumulative impact of the development on Uffington village and concerned about the impact of construction traffic on the highway network whilst the site is under construction, especially given the proximity of the local school.
- 11.6.1 In the event that permission is to be given, they have asked that conditions should be attached requiring the submission of method of construction details in relation to the Northern and Southern vehicular accesses to the public highway. These details would be secured through separate consenting processes under the Highways Act and, therefore, it is not necessary to duplicate this condition as part of the planning process.
- 11.6.2 Further to this a Construction Management Plan is requested by way of a condition. The plan and statement would be required to indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction

stage of the development. This condition is considered to be proportionate to the scale of development and would assist in mitigating the potential construction impacts for the existing, neighbouring dwellings.

- 11.6.3 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

## **12 Ecology and Biodiversity**

- 12.1 Policy EN2 (Protecting Biodiversity and Geodiversity) identifies that the Council will seek to facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals where possible.
- 12.2 Further, Section 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), imposes a statutory obligation for all planning permissions granted to deliver a minimum 10% biodiversity net gain, which is to be measured using the DEFRA biodiversity metric. The requirement to deliver this 10% net gain is to be secured via a statutory pre-commencement condition attached to all planning permissions.
- 12.3 The application is accompanied by a preliminary ecological assessment (PEA) and completed metric. The PEA confirms that there are no protected species on the site, it does however recommend a further reptile survey to be carried out. The report also recommends precautionary measures in respect of birds, bats, badgers should planning permission be granted.
- 12.4 The completed metric indicates that the site is worth 3.38 biodiversity units (comprising 2.86 habitat units and 0.52 linear units) at baseline. To achieve the required 10% gain an additional 0.28 habitat units and 0.04 linear units must be created at the site. Post-development the site must be worth at least 3.70 biodiversity units (comprising 3.14 habitat units and 0.56 linear units). The Lincolnshire Wildlife Trust have not objected to the proposed development. Policy EN2 and the NPPF para 193 require developers to follow a biodiversity hierarchy seeking first to avoid harm, then mitigate and as a last resort compensate. Similarly, in relation to all onsite habitats which are adversely affected by the development, the BNG hierarchy requires that adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
- 12.5 In this instance, the site appears to be large enough to enhance on-site habitats. However, it is not clear from the submission how much land that would involve nor whether or not that would have an impact on the proposed number of dwellings or the layout shown on the indicative block plan. Therefore, it is considered that the scheme could be compliant with Policy EN2 and the NPPF para 193, as well as the statutory requirements of BNG, however this has not been fully demonstrated through this application, and it is not clear what affect full compliance would have on the proposed number of dwellings.
- 12.6 As this is an application for Outline Planning Permission, should the application be recommended for approval then the statutory planning condition would require the submission of a completed Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan, which would be approved prior to commencement of works on site.

### **13 Drainage and Flooding**

- 13.1 Policy EN5: Water Environment and Flood Risk Management states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 13.2 Several comments have been received from local residents concerned about surface water drainage and the capacity for further foul water drainage within the village.
- 13.3 Section 14 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk.
- 13.4 The application site is located within Environment Agency (EA) Flood Zones 1 which means that the land has a low probability of flooding from rivers.
- 13.5 Lincolnshire County Council as Local Lead Flood Authority have neither objected to or supported the proposal and have commented that as a minor application, they do not wish to comment on surface water flood risk and drainage for this scheme.
- 13.6 Regulations for surface water and foul drainage are primarily covered under Approved Document H: Drainage and Waste Disposal under the Building Regulations 2010. Within the regulations it sets out the expected sustainable hierarchy for surface and foul water drainage for all development, which prioritises sustainable drainage methods. Meaning that foul water must connect to a public sewer as a first option, using only private treatment (package treatment plants) only if a public sewer is unavailable. Similarly, surface water treatment would be expected to follow the hierarchy of infiltration systems in the first instance (including use of soakaways), if that's not possible then by discharge to a watercourse (which requires approval) or connection to a surface water sewer.
- 13.7 This hierarchy is in line with Policy EN5 of the SKLP which requires Surface water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged. Surface water connections to the public sewage network should only be made in exceptional circumstances. On-site attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.
- 13.8 The application form states that foul sewage would be disposed of by way of the mains sewer and that surface water would be disposed of by soakaways.
- 13.9 Anglian Water Services (AWS) have been consulted and have not objected to the proposal.
- 13.10 Given the above, it is the Officer's assessment that the drainage is proposed to be in accordance with the requirements of Policy EN5 of the SKLP and that further details can be adequately addressed at reserved matters stage, once a layout is proposed, and through Building Regulations should the application to be recommended for approval. The proposal is acceptable, in principle and is in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF

### **14 Other Matters**

- 14.1 Lincolnshire Fire and Rescue have requested fire hydrants are installed and located at the developers cost. Fire Safety Regulations are controlled under The Building Regulations, Approved Document B: Fire Safety and therefore it is not reasonable or necessary to require details of hydrants by way of a planning condition.
- 14.2 A comment was received from a neighbouring resident stating that there are several errors in the Design and Access Statement. It is the Case Officers assessment that from the information made available it is possible to make a reasonable assessment of the proposal.
- 14.3 Several representations referenced a 30-year-old refusal of planning permission on the site. The proposed was assessed under different circumstances, under a different Development Plan and against a previous version of the Uffington Conservation Area boundary, it is the Officers assessment that the previous refusal is no longer relevant to the assessment of the current proposal.

## **15 Crime and Disorder**

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

## **16 Human Rights Implications**

- 16.1 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.

## **17 Conclusion and Planning Balance**

- 17.1 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.
- 17.2 The current proposal is an outline planning application which seeks permission for the erection of up to 6 dwellings on an paddock/garden land with all matters reserved, with the exception of access.
- 17.3 The proposals would be a departure from the development plan insofar as the quantum of new dwellings in a smaller village that would be typically accepted is up to 3 dwellings. As such, this proposal for 6 dwellings is a departure from the Plan and this is a negative impact that is attributed weight.
- 17.4 However, whilst Uffington is categorised as a “Smaller Village” is it considered to benefit from having key facilities that would support new housing. Furthermore, the site is considered to be of a scale where up to 6no. dwellings would be an effective use of land and could be comfortably accommodated on the site, meeting the need for homes, without it appearing unduly cramped or out of keeping with surrounding development
- 17.5 Notwithstanding this, as of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

- 17.6 The indicative layout would deliver up to 6no.dwellings, which would be a significant benefit of the development, however, would only make a minor contribution to the supply of housing. The provision of this additional housing is a significant benefit, which Officers would attribute moderate weight.
- 17.7 The scheme would result in economic benefits associated with the construction and occupation of the proposed development; these benefits would be applicable to any form of residential development and therefore are also attributed some limited weight. It is considered that 10% BNG uplift is capable of being achieved as a result of the development and this can be secured by appropriate condition, and as such is a benefit of the proposal.
- 17.8 In this instance it is considered that the site does not contribute greatly the special significance of the Conservation Area, and as such the Conservation Officer has attributed low levels of less than substantial harm to the Conservation Area should the site be developed, based on the cumulative impact of the further loss of the historic narrow long plots to the rear of Main Street. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. In this instance the less than substantial harm is given moderate weight in the planning balance.
- 17.9 The negative impacts have been weighed against the benefits of the proposal. The identified negative impacts in this instance do not outweigh the benefits identified, when assessed against the policies in the Framework taken as a whole.
- 17.10 Taking all of 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 the material considerations in this case, also indicate that planning permission should be granted; although appropriate conditions are recommended.

## **18 RECOMMENDATION:**

- 18.1 Recommendation To authorise the Assistant Director – Planning & Growth to:
- Undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
  - In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

### 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)

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. Layout

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

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

3. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - Drg No.MSP.2153 001 Site Location Plan received 9 October 2025

Unless otherwise required by another condition of this permission.

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

#### Prior to Commencement

4. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:
  - a) a non-technical summary;
  - (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
  - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and
  - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

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

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

5. 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.

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 and Paragraph 199 of the NPPF.

6. The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

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 and Paragraph 199 of the NPPF.

7. The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- o the phasing of the development to include access construction;
  - o the on-site parking of all vehicles of site operatives and visitors;
  - o the on-site loading and unloading of all plant and materials;
  - o the on-site storage of all plant and materials used in constructing the development;
  - o wheel washing facilities;
  - o the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
  - o strategy stating how surface water run off 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 construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

8. 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 submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, 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.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the existing runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 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.

#### Ongoing

9. The total number of dwellings to be constructed on the application site shall not exceed 6 in total.

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

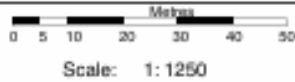
**Financial Implications reviewed by:**

**Legal Implications reviewed by: Not applicable**

SITE LOCATION PLAN



  
**MIKE SIBTHORP PLANNING**  
LOGAN HOUSE, LIME GROVE, GRANTHAM, NG31 9JD  
TEL: 014765 569065 MOB: 07983 470950



Supplied by: National Map Centre  
License number: AC0000814278  
Produced: 23/09/2025  
Serial number: 494269

Plot centre co-ordinates: 505983,307816

**Site Location Plan**  
Hirst Farms  
Land west of The Charters, Uffington  
Drawing No: MSP.2153 001



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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



## S25/2183

Proposal:	The erection of 10no. dwellings, associated infrastructure and green space
Location:	Land Off Brambling Walk, Rippingale, Bourne, PE10 0WB
Applicant:	Mr Mark Dennis, Seagate Homes
Agent:	Mr Andrew Hodgson, Pegasus Group
Application Type:	Full Planning Permission (Major)
Reason for Referral to Committee:	Application requires a Section 106 Agreement to secure financial contributions Departure from the Development Plan and Officers are minded to approve the application.
Key Issues:	Principle of development Impact on the character of the area Impact on neighbours residential amenities Impact on highway safety Ecology Impact Flooding and Drainage
Technical Documents:	Biodiversity Net Gain Metric and Report Drainage Strategy and Statement Arboricultural Impact Assessment Preliminary Ecological Appraisal

### Report Author

Hannah Noutch, Development Management Planner



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Aveland**

**Reviewed by:**

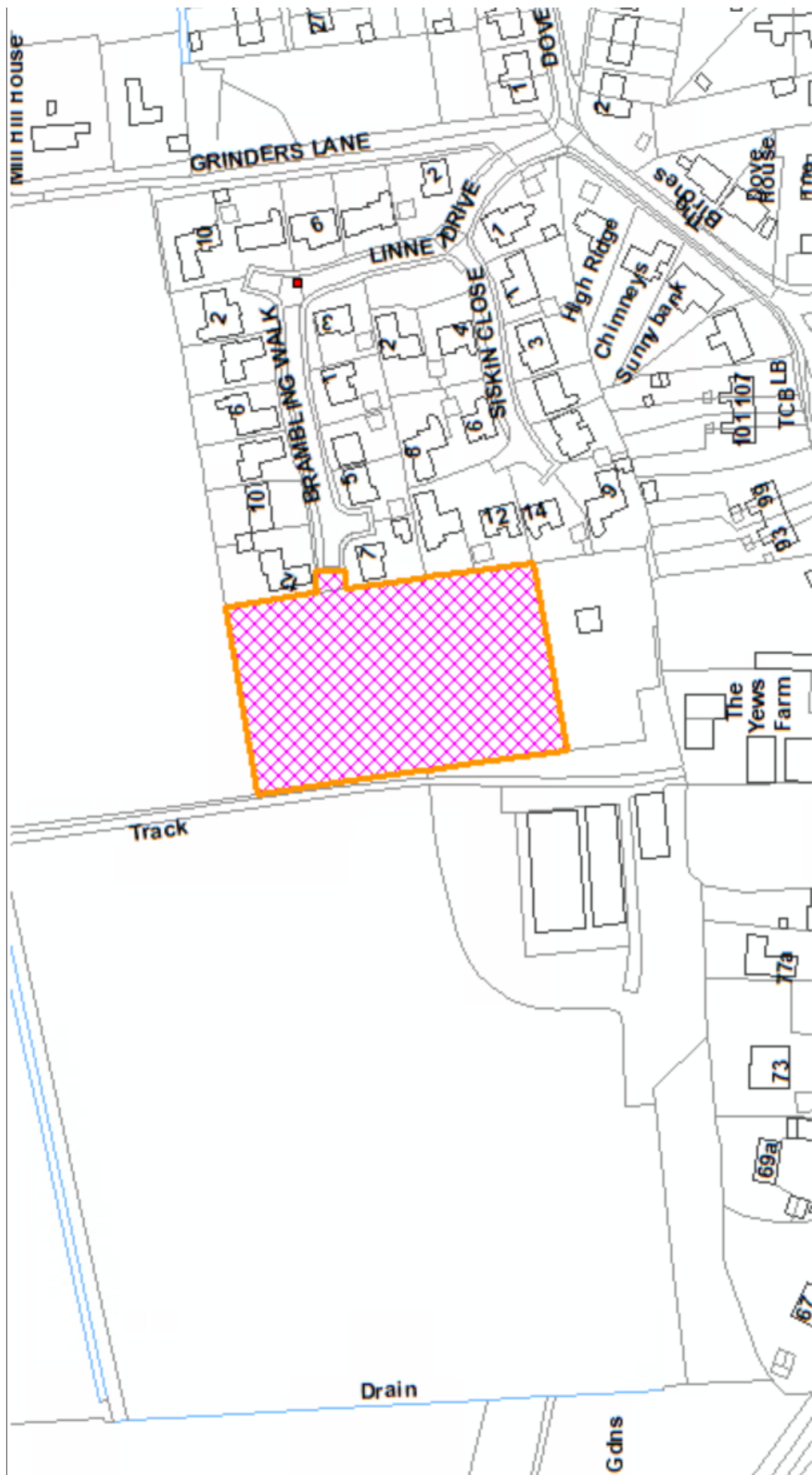
Adam Murray – Principal Development Management Planner

7 April 2026

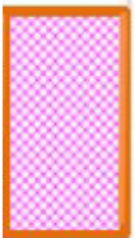
## Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and

In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement



Key



Application  
Boundary



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## **1 Description of Site**

- 1.1 The application site comprises of a parcel of land located to the west of the cul-de-sacs Brambling Walk and Siskin Close in the village of Rippingale. The site presently is an undeveloped greenfield site. Access to the site is via Brambling Walk.
- 1.2 To the north of the site is open countryside, to the west of the site is predominantly open countryside with there being several agricultural buildings to the southwest, on the opposing side of an access track that is adjacent the western boundary of the of the site.

## **2 Description of the Proposal**

- 2.1 The proposal is for the erection of 10no. two-storey dwellings. The proposal includes a mix of housing types, ranging from 3 to 5 bedrooms and includes 2 affordable housing units for discounted market housing. There is a mixture of parking spaces, integral garages. detached single and detached double garages.

## **3 Relevant History**

- 3.1 There is no relevant site history.

## **4 Relevant Planning Policies and Documents**

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy EN2 – Protecting Biodiversity and Geodiversity
- Policy EN5 – Water Environment and Flood Risk Management
- Policy SB1 – Sustainable Building Measures
- Policy SP1 – Spatial Strategy
- Policy SP2 – Settlement Hierarchy
- Policy SP4 – Development on the Edge of the Settlement

Rippingale Neighbourhood Plan 2023-2036

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development
- Section 5 – Delivering a sufficient supply of homes

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

## **5 Representations received as a result of publicity**

- 5.1 Please note that this section includes an Officer summary of the consultation responses. Full details are available to view on the Council's Planning Portal.
- 5.2 This application has been advertised in accordance with the Council's Statement of Community Involvement and 13 letters of representation have been received. The points raised can be summarised as follows:

1. Ensuring provision is made for swifts via the planning system is crucial, and the scheme should incorporate features like swift nesting bricks. 3 Swift nesting bricks per dwelling would be ideal.
2. There is a covenant in respect of the western boundary hedge of 7 Brambling Walk. Access to the field is needed to maintain this hedge,.
3. Properties built on the field would result in No.7 Brambling Walk being overlooked, with a loss of privacy and of light
4. Dust, mud and noise from the construction process would result in difficulty to the lives on existing occupiers in Brambling Walk
5. There are existing issues navigating around Brambling Walk, Dovecot and Station Street with blind bends, sharp corners and narrow footpaths in places. There is a school bus stop on Dovecot. The addition of additional vehicles for 10 new dwellings would exacerbate these issues.
6. There are no transport facilities within the village and no amenities in the village such as schools, doctors, dentists, shops etc. so these houses will need cars and exacerbate traffic issues.
7. 2 years ago large and mature trees were removed from the site, one of which housed a colony of bats.
8. The field is home to a number of animals including hedgehogs, birds, small deer and a barn owl
9. Station Street has always been prone to flooding, both water and raw sewage coming from the drains. Bearing in mind that Brambling Walk is one of the highest points in the village, the dykes that border the land become flooded which results in streams of water flooding down Grinders Lane and on to Station Street. The proposed development would therefore reduce natural soak away and introduce roofs, driveways and an additional road, therefore adding more flood water. Serious consideration must be given to the building of so many houses on a fairly small plot, surely this will only add to the flood problems.
10. Plot 1 would overlook Deening House, No,10 Siskin Close. The layout should be amended to address this or Plot 1 should become a single storey dwelling. No.10 & No.12 Siskin Close would be sited at a lower level than the development and therefore exacerbate this issue. With the drainage report confirming that higher floor levels are required due to flood risk, this would further increase the impact of the relationship between Plot 1 and No.10 Siskin Close.
11. The drainage solution involves the use of geocellular tanks and pumps. The life cycle of such tanks is around 40 years and pumps much less. My concern is who will be ensuring these systems are installed correctly, who will be maintaining and replacing these components in the years following construction and at what cost to local authorities
12. Additional houses will increase flood risk and resulting damage to surrounding houses
13. Insufficient village infrastructure and facilities for this proposal and the other applications for houses in and around Rippingale currently
14. The Statement of Community Involvement states "access will be taken from Brambling Walk, not Station St/Dovecote". The only access either vehicle or pedestrian to Brambling

Walk is from Station Street, via Dovecote to Linnet Drive. Dovecote is barely wide enough for two cars to pass each other, let alone heavy construction traffic.

15. The ecology appraisal is a waste of time considering the impact of the felling of the seven mature trees that were taken down in early 2023, without permission. Who was responsible and who gave permission?

16. Many attempts have been made to rectify the flooding on Station Street with limited success.

17. The application states that the plot is not close to running water. There is a dyke that runs along the rear of the plot and continues through to Grinders Lane. Water levels in this dyke have been observed increasing over recent years, which has resulted in frequent flooding on Station Street during periods of heavy rainfall. Any further development in close proximity to the dyke is likely to exacerbate existing drainage and flooding issues.

18. The footpath on Dovecote, has not been maintained for over 25 years and is now significantly overgrown. As a result, pedestrians frequently use the carriageway instead of the footpath which is a safety risk when considering construction traffic and additional vehicles.

19. The plans indicate the planting of two large trees which would result in a loss of light to neighbouring properties

20. Access to Brambling Walk is via Linnet Drive and Dovecote which also provides access to Grinders Lane (both residential & agricultural) and Siskin Close. A postcode check shows 92 addresses in these four roads and that would therefore rise to over 100 if the development proceeded. It is my understanding that today for a whole new development of that size an absolute minimum road width of 5.5 metres would be required with ideally a footpath of 2 metres width. The section of Dovecote that feeds the other three roads is barely 5 metres in width with only a single footpath to one side of just over 1 metre width so well below the current standard set to cope with today's increased level of traffic and vehicle size and provide safe access for all including emergency vehicles.

21. The proposed development is excessive in scale and density when considered in the context of the existing street and wider village. This is not an infill development but a disproportionately large scheme that is out of keeping with both the street and the size of the village

22. The proposed development contradicts the Council's adopted Neighbourhood Plan and fails to align with principles of sustainable development, infrastructure capacity, environmental protection, and community wellbeing. The village is not stagnated or underdeveloped. There are currently a high number of new housing developments under construction, with pockets of land being developed in a more sensitive manner that minimises impacts on drainage and infrastructure. This proposal fails to consider cumulative impacts and represents overdevelopment in a settlement already experiencing growth pressures

23. The application does not adequately demonstrate that flood risk will not be increased downstream.

24. The submitted drainage statement is based on a development of 9 dwellings, not the 10 proposed in the application. It is unclear what further negative effects this discrepancy will have on hydraulic calculations, residual flood risk, and infrastructure capacity.

25. Three geocellular attenuation tanks are proposed, including Tank 1 beneath Plot 2's driveway and Tank 3 beneath Plot 10's driveway. The application fails to clearly explain how these tanks will be accessed, inspected, maintained, or funded, or who will be responsible in the event of failure. The largest tank is located beneath communal green space, severely limiting planting options and biodiversity potential due to future access and excavation requirements
26. The development offers no meaningful environmental improvements.
27. The proposal includes private surface water pumping stations serving Plots 1 to 4. These systems are inherently vulnerable to failure if not properly maintained and would pose risks to neighbouring properties. The financial burden of maintaining and replacing pumps would fall on who? Homeowners, a third-party management company or the council? resulting in ongoing costs that negatively affect affordability, desirability, and long-term sustainability
28. The proposal fails to achieve the mandatory 10% biodiversity net gain for the habitat category, resulting in a net loss of habitat units. The proposed communal green space, constrained by underground infrastructure, will only support basic planting and grass, offering minimal ecological value
29. Extending the existing Brambling residential road into the proposed development will create a high-speed environment unsuitable for family living, encouraging speeding by cars and motorbikes as road becomes a long and straighter stretch without any possible speeding deterrent.
30. Relocating the existing turning head further into the new development will likely result in non-residential vehicles manoeuvring within the residential street rather than using the turning area, exacerbating safety and amenity issues (mounting pavements and going into private roads).
31. There are no safe walking or cycling routes between the village and the nearest town Bourne. Residents are heavily reliant on private cars, and the bus service is limited. Claims of an hourly bus service are not reflective of reality. The development includes no provision for children's play area or cycling infrastructure, further reducing its suitability for families.
32. Formal community support was not achieved during the pre-application consultation. The proposal would have an adverse impact on existing residents and neighbouring properties, and outweigh any benefits claimed by the application
33. The planning layout also leaves scope for future expansion, as the cul-de-sac road is not physically blocked by development, creating uncertainty for residents.
34. The garage to Plot 10 would overshadow the rear garden of No.12 Brambling Walk
35. The measurements on the revised plans does not take into account a large Conservatory which extends a further 4.9 metres approximately from the rear of No.10 Siskin Close. This conservatory is a fully habitable room all year round benefitting from both timer-controlled heating and a separate cooling/heating air-conditioning unit. The distance from my conservatory to Plot One is significantly less than what is considered appropriate for overlooking purposes. The separate double garage of Plot One is also placed close to the boundary between No.10 Siskin Close and Plot One and will significantly shade the garden of No.10. There is no requirement to place this garage so far back and the driveway can be easily shortened and still provide off-road parking in front of it.

## **6 Representations received**

## 6.1 Parish Council

6.2 1. Flooding Rippingale Neighbourhood Plan Policy FR1 Flood Risk 1. Rippingale is subject to varying degrees of flood risk. As appropriate to their scale, nature and location development proposals should: a. avoid increasing flood risk elsewhere. Run off from the site post-development must not exceed pre-development rates.....

b. Surface water should be managed effectively on site. Relevant planning applications should be accompanied by a statement of how surface water is to be managed and in particular, where it is to be discharged. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.

6.9.3 Neighbourhood Profile: From the collated comments responding to local consultation, local people expressed concerns regarding flood risk. These concerns are reflected in paragraph 7.1.33 of the Neighbourhood Profile. Rippingale, having had a history of flash flooding,

6.9.1 The National Planning Policy Framework 2021 (NPPF): NPPF paragraph 159 to 162 states that plans should consider the impact of flood risk and steer new development to areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area.

The developer states in 3.8 that there is not a risk of flooding. There is risk of flooding to the wider community as the development (particularly the scale and location) would increase sewerage and surface water run-off into a system already not able to cope, increasing the likelihood of flooding to communities living in Grinders Lane and Station Street. Rippingale sits at the bottom of a shallow fen edge valley and is subject to regular and increasing flash flooding. Environment agency maps do not reflect current actual flooding in the village. Flooding is a known issue particularly on Grinders Lane and Station Street (both areas impacted by the development) due to both surface water run-off and the sewerage system being overwhelmed as highlighted in the attached BBC news article <https://www.bbc.co.uk/news/articles/c39rxwydkpgo>. During December 2025 and Januray 2026 we have had a further near miss on Station Street and Grinders Lane with Dykes within a few cm of bursting their banks and an incident of flooding on Grinders Lane. We have a team of emergency volunteers checking and clearing drains 24/7 and still we have incidents and cannot absorb further housing. Even with mitigations proposed in the drainage statement there would still be additional flows into sewerage and surface water systems.

The developer cites multiple times e.g., in 3.4 South Kesteven District Council cannot currently demonstrate that it has enough housing sites to meet future needs. A site which will involve loss of a field at a high point on the edge of the village absorbing surface water during flash flooding plus, adding drainage from 10 houses will increase flooding in Grinders Lane and Station Street. The site will reduce natural water absorption and add to an already overwhelmed drainage system and is not the answer.

## 2. Transport and Amenities

Rippingale has been identified in planning hierarchy of villages as an unsustainable village within South Kesteven Plan and therefore should not be prioritised for housing development.

Transport - In 2.4 the developer evidences that a regular bus connection that operates to Bourne. This is not the case, there is a school bus, a bus on Thursday morning and Call Connect therefore residents rely on driving or booking taxis to get about. For example, a

resident needing an urgent GP appointment had to give 10 days-notice to Call Connect to book a bus to the GP and back making even the Call Connect service unusable.

Amenities - There are few amenities in the village. We do not have any essential amenities such as a school, GP Surgery, shop or post office and the church is a festival church only. Therefore, any additional population would need to drive to access amenities in other villages or towns.

The developer argues in 3.12 that Policy SP1 acknowledges that small- scale development adjacent to smaller villages can contribute to local sustainability and help maintain rural vitality. A site of large detached houses which without access to any essential amenities will create many more car journeys not rural vitality as circa 40 more people travelling regularly to essential services and is not the answer.

### 3. Ecology

4.5 states the development is safeguarding trees and delivering BNG. Google maps 2020 shows the presence of mature trees across the site. We cannot see those trees on the Preliminary Ecological Appraisal, BNG of drainage report of the site. Have the trees been removed to allow for the development if so when were the trees removed? If the trees have been removed, we would expect the loss of those trees to be taken into account in any ecological Appraisal and BNG.

4.15 refers to erection of bat boxes and bird boxes. Has a bat survey and survey of protected species been completed?

### 4. Rippingale Neighbourhood Plan Edge of Village Development

#### Policy HD 2 Developments on the edge of Rippingale Village

1. Development proposals on the edge of the village will be supported provided that:

a. clear evidence of substantial support\* from the local community is demonstrated through an appropriate, thorough and proportionate pre-application community consultation exercise; or

b. the proposed development meets a proven local need for a particular type of housing, based on an up-to-date housing need assessment or assessment of the type and number of housing able to promote the longer-term sustainability of the village.

\* The term “demonstration of clear evidence of support” has the meaning as described in the footnote to Policy SP4 of the SKDC Local Plan

2. The proposal must also:

i. be well designed and appropriate in size/scale, layout and character to the setting and area;

ii. be adjacent to the existing pattern of development for the area;

iii. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area; and,

iv. enable the delivery of essential infrastructure to support the growth proposed.

3.14 The developer states, a public consultation exercise was carried out, comprising a leaflet drop to approximately 350 properties within Rippingale, together with a dedicated website and email feedback. What was the methodology for the survey design, how did the developer ensure the survey validity and reliability and were villagers who responded by

mail given a way to know that their views had been received and logged. The returns from the survey showed villagers were in the majority against the development which echoes views from members of the community shared with the Parish Council.

The developer agrees in 3.12 that Policy SP1 Spatial Strategy supports sustainable patterns of growth that meet identified housing needs, foster balanced communities, and make efficient use of land. A Rippingale housing needs survey has not been completed and no evidence that the village needs more large detached homes.

In 3.3 the developer states delivering a modest number of new homes on a well-contained site that adjoins the existing built form of Rippingale. The site is not contained and would expand the built form of the village into open countryside.

In 3.13 the developer state the proposed development of 10 dwellings is consistent with ... policy approach, offering a scale of growth that is proportionate and appropriate to Rippingale's character and role within the settlement hierarchy. There are currently circa 950 people and 350 homes in the village. 4.3 The developer states deliver a balanced mix of detached and semi detached homes in keeping with the surrounding context. There are currently over circa 40 homes in the planning system, (excluding class Q predominantly large detached dwellings) and this development is the largest, therefore either separately or cumulatively the scale and balance of the development is neither proportionate or appropriate.

### **Environmental Protection**

Requested informative notes be attached in relation to construction work and delivery hours.

### **Lincolnshire County Council Education**

No objections subject to S106 contributions.

### **Lincolnshire Fire and Rescue**

Request that fire hydrants are installed in number and location at the developer's cost and or alternative source of water supply if required. Additionally, requested consideration of vehicle access which would normally be dealt with at the Building Regulations consultation stage and is referenced in Approved Document B vol 1 and 2 section B5.

### **Black Sluice Internal Drainage Board**

Provided a guidance note for property owners and developers.

### **Affordable Housing Officer (SKDC)**

To provide 30% Affordable Housing, on a development of 10 units, would require 3 units of relevant tenure. Recommended to be 2 affordable rent units and 1 affordable housing unit.

### **Heritage Trust**

It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching. Further archaeological

mitigation work may be required if archaeological remains are identified in the evaluation. All archaeological works should be undertaken in accordance with an Written Scheme of Investigation submitted to and approved by the Local Planning Authority

### **NHS Lincolnshire**

No objections subject to S106 contributions.

### **Anglian Water Comments**

No objection, subject to conditions.

## **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 adopted development plan comprises of the following documents:

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

7.3 – Ripplingale Neighbourhood Plan (Made 18 May 2023)

7.4 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the adopted Design Guidelines for Rutland and South Kesteven.

7.5 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

### **7.6 Principle of Development**

7.6.1 In this case, the proposal relates to a site of roughly 0.44 hectares, which is located immediately to the northwest of the existing main built-up part of the settlement. The majority of the agricultural land within the district is Graded 3, with the land surrounding Ripplingale being predominantly Graded 2. As such, the proposal would result in the loss of BMV agricultural land, which would be a negative impact and should be given weight in the decision-making process, however the scale of the site and the grading of the land would also be material considerations in how much weight is attributed to this impact.

7.6.2 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, followed by the three other market towns being Stamford, Bourne and The Deepings, then in the hierarchy comes the larger villages, followed by smaller villages. SP2 states that development in Smaller Villages, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.

7.6.3 The application site is situated to the west of Brambling with at the northwestern edge of the existing built- up area of Ripplingale. Whilst there is residential development to the east and to the south of the site along Station Street, past a further area of greenfield land, there is

open countryside to the north and west of the site. The application proposal is therefore considered to be extension the existing built form of Rippingale beyond its existing limitations and, therefore, Policy SP4 (Development on the edge of settlements) is the relevant policy to establish the principle of development on this site. The applicant's submission acknowledges that the proposal is for an edge of settlement site.

- 7.6.4 Policy SP4 states that proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria are met. This requires the proposal to:-
- (a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum.
  - (b) Be well designed and appropriate in size, scale, layout and character to the setting and area.
  - (c) Be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan.
  - (d) Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area.
  - (e) In the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
  - (f) Enable the delivery of essential infrastructure to support growth proposals.
- 7.6.5 A pre-application community consultation exercise carried out as detailed within the submitted Statement of Community Involvement (SCI) in the supporting documentation. The SCI identified that as part of the consultation exercise, leaflets were distributed to approximately 350 properties in Rippingale with a return slip and a dedicated email address/website created to allow for responses to be collected. The SCI states there was 19 responses, 2 of which were in support, 6 neutral and therefore based on the information available it can be concluded that there is not there is substantial support from the local community for the proposal.
- 7.6.6 The parish council have objected to the proposal. The scheme is therefore considered to be contrary to SP4(a).
- 7.6.7 Policy HD2 of the Rippingale Neighbourhood Plan closely follows the criteria of the above policy, however is more permissive in that it states applications should:
- 7.6.8 (a) Clear evidence of substantial support from the local community through an appropriate, thorough or proportionate pre-application community consultation exercise; **or** [emphasis added]
- 7.6.9 (b) The proposed development meets a proven local need for a particular type of housing, based on an up-to-date housing need assessment or assessment of the type and number of housing able to promote the longer-term sustainability of the village.
- 7.6.10 Nevertheless, it has already been established that the scheme does not have substantial community support and it is noted that the submission does not specifically demonstrate that it meets a proven local need for a particular type of housing as per the requirements or criteria (b).

- 7.6.11 As identified above, the LPA is not meeting the identified required housing land supply and therefore there is the presence of a tilted balance affecting applications for additional housing units such as this. The presence of the tilted balance weighs in favour of housing developments unless there are identified policies conflicts that outweigh the significant benefit of the provision of additional housing units.
- 7.6.12 Given the presence of the tilted balance the criteria of Policy SP4 (a and e) of the Local Plan and (a and b) HD2 of the Rippingale Neighbourhood Plan are considered to be out of date and only carry limited weight in the decision making process.
- 7.6.13 Further discussion on how the loss of BMV and the contradiction to SP4(a and e) and Policy HD2 of the Rippingale Neighbourhood Plan and would be weighed against the tilted balance in the decision as well as any further material planning considerations that arise against the site-specific criteria below.

## 7.7 **Character and Appearance of the Area**

- 7.7.1 Policy DM1 of the Rippingale Neighbourhood Plan states that:
- 7.7.2 Development proposals, will be supported where it is demonstrated that the proposed design, methods of construction, materials; street layout; street furniture; and boundary treatments:
- a. have given due consideration to the guidance set out in the Design and Materials Code at Annex F .
  - b. have referred to the Neighbourhood Profile (Annex C) to identify the physical features and characteristics that give the particular part of the Parish its local distinctiveness, and have responded accordingly;
  - c. will demonstrate use of environment-friendly and non-toxic materials in all aspects of construction; and
  - d. will provide best-achievable levels of thermal, energy and resource use efficiency.
- 7.7.3 The scale of the proposed dwellings being two storeys throughout is considered to be representative of the general scale of dwellings within both the adjacent cul de sacs Brambling Walk and Siskin Close, as well as the wider village of Rippingale.
- 7.7.4 The layout of the site would utilise the space available within the site, and allow for adequately sized plots throughout, each with sufficient separation distances to prevent the sense of overcrowding or excess of built form in any one area. 10 dwellings is considered to be an appropriate number of dwellings for a site of this scale.
- 7.7.5 The provision of the greenspace to the south of the access point when you enter the site would a positive visual element that would allow for a softened entry into the development, and offers a opportunity for soft landscaping. It is noted how this area of greenspace would be maintained and managed is not specifically specified as part of this submission and therefore a condition has been attached requiring these details be provided prior to the occupation of the dwellings. This condition would ensure this area is maintained and managed effectively.
- 7.7.6 The design and access statement confirms that the materials would be a combination of red and buff facing brickwork with clay or slate-effect tiled roofs. These materials are considered to be acceptable given that they reflect materials found within the locality and would not be at odds with the adjacent residential housing or wider village. Final details of

the materials for each dwelling by way of a material schedule to ensure the overall appearance throughout the development is acceptable.

7.7.7 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the adjacent residential development and surrounding context in accordance with Policy DM1 of the Ripplingale Neighbourhood Plan, NPPF Section 12, and Policy DE1 of the Local Plan.

## 7.8 Neighbours Residential Amenities

7.8.1 The concerns raised in representation regarding the relation between Plot 1 and No.10 Siskin Close were noted and further information regarding the relationship between these plots was sought from the applicant's agent. Subsequently, amendments to Plot 1's house type was provided, removing the rear gable of this property and demonstrating that there would now be in excess of 25 metres to No.10 Siskin Closes closest elevation from Plot 1's when measured back to back. This is in excess of the recommended 21 metres within the Rutland and South Kesteven Design Guidelines. It is noted that a further representation was received from No.10 Siskin Close advising that the measurements on the plans fail to take into account the conservatory on the rear of their property which extends a further 4.9 metres from the rear. The 21 metres recommended with the design guidelines is based on back-to-back distances from two storey elevations and relate to measurements for primary living areas, and therefore the conservatory would not be a relative factor within these guidelines, as it is not defined as a primary living space. Nevertheless, it is the Officers recommendation that No.10 Siskin Close would retain sufficient private amenity levels should this development be approved. Additional concern was raised over the location of the detached double garage and the impact this would have on overshadowing the garden to No.10 Siskin Close. The garage would be single storey in nature and is not considered to result in any unacceptable level of impact by way of overshadowing or dominance.

7.8.2 In terms of the relationship between the proposed dwellings and No.7 Brambling Walk

7.8.3 The comment received in relation to the garage to Plot 10 and the adjacent dwelling No.12 Brambling Walk's amenity space are noted. Based on the scale and positioning of the proposed garage being such that is single storey and would only partially extend past the rear elevation of No.12 Brambling Walk, with sufficient separation between the garage and the boundary, there would be no unacceptable adverse impact on the residential amenity level of No.12 Brambling Walks rear amenity space. There would be no unacceptable resulting impact of overlooking/loss of privacy or overshadowing and loss of light.

7.8.4 It is acknowledged that there would be associated impacts from the construction process such as noise, dust and resulting construction/delivery vehicles, however these can be mitigated through appropriate management and methods. It is considered appropriate due to the scale of the development to attach a condition requiring the submission of a construction and environmental management plan to mitigate any impacts from construction, such as noise, dust, construction traffic/parking. As such a condition has been attached accordingly.

7.8.5 The proposed tree planting along the boundaries with the existing neighbours has been raised as a concern due to the potential that they may result in overshadowing to the neighbours' properties. Given their location to the west of the neighbouring properties, there would be limited impact by way of sunlight, with sufficient levels of sunlight and daylight still available from the south. Appropriate maintenance of the trees would also mitigate any impact.

7.8.6 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

## 7.9 Highway Safety

7.9.1 Concerns have been raised within representation in that the existing footways and roadways that facilitate access, via Station Street and Dovecot, to the development are unsafe, with there being insufficient space for two large vehicles to pass and unmanaged boundaries result in residents often having to walk within the highway.

7.9.2 Whilst noting that the proposal would result in an increased number of vehicle movements to and from the site, Lincolnshire County Council raised no objections the scheme on the basis of highway safety, which would include the assessment of the number of overall dwellings served by the various access points from Station Street.

7.9.3 Concern regarding the management of the roadside hedging/landscaping should be directed to the Highways Authority for them to look to address this if the highway/footway is adopted by the Highways Authority.

7.9.4 The proposed access point off Brambling Walk is considered to be acceptable, with there being sufficient off-street parking provision indicated on the plans for each of the proposed dwellings.

7.9.5 It is noted that the Highways Authority requested the removal of one of the footways on the originally submitted layout plan to allow for the provision of a swale. Subsequently, an amended plan was provided to reflect this change.

7.9.6 The point raised in relation to there not being any alternative sustainable transport routes to and from the village, in terms of walking and cycling and a regular bus service are noted. It is acknowledged that based on Rippingale being a smaller village, occupiers of the development would be reliant on cars for access to elements of infrastructure, however sufficient provision has been made for car parking within the site, and the Highways Authority have not raised objections based on an increased level of traffic to and from the site as a result of the development. The reliance on cars is however a material planning consideration and will be factored into the planning balance.

7.9.7 The concerns in relation to construction traffic and parking would be addressed through the condition relating to a construction and environmental management plan, which would need to sufficiently demonstrate appropriate solutions and would be assessed in conjunction with the Environmental Protection Team and Highways Authority.

7.9.8 The speed limit for road users in and out of the development would be no greater than that of the existing residential area and therefore this change would not give rise to speeding past the residential properties. Furthermore, the turning head being relocated within the site would still allow sufficient opportunity for turning within the residential area and should road users be parking dangerously or illegally then this would be a matter that would be addressed through alternative regulatory regime.

7.9.9 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

## 7.10 Ecology and Biodiversity

- 7.11 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.
- 7.12 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, the required BNG metric has been provided that demonstrates that there would be a net deficit of 73.09% of onsite habitat units and a net gain of 25.77% of hedgerow units on site. This means that a further 2.12 habitats units would be required via off-site provision. Conditions have been attached in relation to the submission of the relevant habitat management and monitoring in respect of the on-site provision and additionally requiring details of how the off-site provision would be achieved.
- 7.13 Comments have been received in relation to the presence of wildlife within the site, that include birds, deers and hedgehogs. It is noted that the representations include that there was previously additional vegetation within the site that have been removed in 2023. The applicant's agent confirms that trees were removed from the site, and their removal has been taken into account in terms of the relevant calculations for BNG as the calculations are based on the site as of 2021. There was reference in representation to one of the trees being removed being a 'colony' for bats. A licence is required from Natural England when carrying out works that involve protected species such as bats, if there are concerns that works were undertaken without the correct licences then it is advised to contact Natural England. In respect of whether permission was required for the removal of the trees from the Local Planning Authority, the trees were neither protected by a Tree Preservation Order nor a Conservation Area and therefore prior consent was not required from the LPA.
- 7.13.1 A Preliminary Ecological Appraisal (PEA) accompanies the submission, and details that there was there was no protected species identified within the site and no further surveys were required but did provide recommendations as to precautionary and enhancement measures to undertake in respect of safeguarding against potential protected species, habitats and to increase the overall biodiversity value of the site. These consist of:
- The installation of bird boxes and bat boxes into the buildings;
  - Installation of two bee bricks into each dwelling;
  - Careful clearance of the site following recommended guidance
  - A lighting scheme to mitigate the effects of lighting on foraging bats; hedgerows offer nesting and foraging opportunities for birds and bats.
- 7.13.2 Conditions reflecting these recommendations have been attached accordingly.
- 7.13.3 Noting the above, the request for swift bricks within the proposal received within representation, whilst not a policy requirement would be addressed to an extent within the recommendations of the PEA. These recommendations allow for the provision of 2 swift boxes on 25% of the dwellings.
- 7.13.4 Therefore, subject the attached conditions relating to BNG and the recommendations of the PEA, the proposal is considered to be in accordance with Policy EN2 of the SKDC Local Plan.
- 7.14 **Flood Risk and Drainage**
- 7.14.1 The application site is located within Flood Zone 1 with a low risk of fluvial flooding. It is however noted and acknowledged from the representations submitted that Rippingale as a village have experienced flooding issues.

- 7.14.2 Anglian Water has objected to the scheme on the basis of the development connecting to the mains foul sewer due to capacity issues and have recommended a condition being attached should the application be approved, requiring the applicant to submit a foul water strategy to be considered in conjunction with a consultation with Anglian Water. A condition has therefore been attached to this effect.
- 7.14.3 The concerns in relation to surface water disposal and the proposed strategy in the submitted documentation are noted. Whilst the drainage strategy and statement submitted identify that there is a solution available, at this time Anglian Water have advised they are not able to support this method due to the preferable methods of drainage such as infiltration within the sustainable drainage system hierarchy have not been evidenced as have being fully explored. Therefore, a condition requiring a detailed drainage strategy and statement to be provided, addressing Anglian Waters concerns shall be attached. The consideration of this submitted strategy will be in conjunction with Anglian Water and shall include details such as the adoption and management of the system, which would address the concerns raised within representation as to who would be responsible for the drainage solutions and that the submitted statement currently is on the basis for 9 dwellings as opposed to 10.
- 7.14.4 Subject to the conditions relating to surface and foul water drainage strategies, the proposal is considered to comply with Policies FR1 of the Rippingale Neighbourhood Plan and EN5 of the SKDC Local Plan in that there would be appropriate solutions achievable on site.

#### 7.15 **Climate Change and Sustainable Building Measures**

- 7.15.1 Whilst acknowledging that the development would be for 10 dwellings on the edge of an identified smaller settlement and therefore reliance of travel by car is not a sustainable transport method, further consideration should be given to any other sustainable building measures the scheme incorporates.
- 7.15.2 The submitted representation include note of there being a lack of utilisation of sustainable building measures such as solar panels and air source heat pumps. Having reviewed the supporting documentation, it is acknowledged that the application submission does not specifically provide details about how the proposed dwellings would accord with the policy obligations of Local Plan Policy SB1 and Policy DM1 of the Rippingale Neighbourhood Plan, which requires developments to minimise carbon emissions and support low carbon travel through the provision of electric vehicle charging points, other than the provision of secure cycle parking within garage/sheds. As such, a condition has been attached to require the submission of further details of sustainable building measures, in accordance with the requirements of Policy SB1 and Policy DM1 of the Rippingale Neighbourhood Plan.

#### 7.16 **Other Matters**

- 7.16.1 It was noted that the developments layout would leave opportunity for further development in future which raises concerns amongst existing local residents. This application is solely considering the proposal for 10 dwellings, with there being no discussion or indication with the submitted documentation that there are plans for future development. Regardless of this, the assessment of this proposal can only be based on the current proposal and speculation of future development is not a material planning consideration.
- 7.16.2 It is mentioned that there is an existing covenant on No.7 Brambling Walk that requires the boundary hedge with the existing adjacent field to be maintained by the owners. Covenants are not a material planning consideration, any agreement of access for maintenance of the hedge would be a civil matter to be agreed with the relevant landowners.

## 7.17 **S106 Heads of Terms**

### 7.17.1 *Education*

7.17.2 Lincolnshire County Council Education have requested S106 contributions of £54,502.68 which they have assessed would be required in order to mitigate the anticipated additional requirement of 2 secondary school places at Bourne Grammar School.

### 7.17.3 *Health*

7.17.4 NHS Lincolnshire have requested a contribution of £9,147.60 to account for the 10 dwellings proposed in the development, based on the calculated figure of £914.76 per dwelling.

### 7.17.5 *Affordable Housing*

7.17.6 The proposal includes the provision of 2 affordable housing as part of the development. Whilst our Affordable Housing Officer requested the provision of 3 affordable housing units, our local plan policy H2 specifies that the 30% provision of affordable housing units is on schemes of 11 dwellings or more. Therefore, in consultation with the Affordable Housing Officer, they have confirmed that given there is no requirement within Policy H2 for the provision of affordable housing for schemes of 10 dwellings, they would be satisfied that the scheme would be providing 2 Discounted Market Housing properties. The provision of these 2 units is considered to be a significant benefit that carries weight in the planning balance. The S106 agreement therefore would secure these 2 units.

7.17.7 Officers have reviewed the submitted details and have satisfied that they would be necessary to make the development acceptable in planning terms and would meet the requirements of the CIL Regulations.

## 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 There is an identified policy contradiction to SP4(a) given that the proposal has not evidenced clear substantial local support nor that the proposal would meet a specified local housing need for Rippingale contrary to SP4(e). The proposal would also result in a policy conflict with Policy HD2 of the Rippingale Neighbourhood Plan for the same reasons.

10.2 Furthermore, given that Rippingale is a smaller village, it is noted that the future occupiers of the development would have a reliance of cars with limited sustainable transport options.

10.3 The proposal would result in the loss of approximately 0.44 hectares of BMV land.

10.4 When considering the above assessment, the following material considerations have been identified.

- 10.5 The tilted balance being engaged due to the council not having an established 5-year housing land supply means that most of the policies involved within determining the application from the SKDC Local Plan and made Rippingale Neighbourhood Plan are considered to be out of date. Paragraph 11(d) of the NPPF states that therefore planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 10.6 In this instance, the issues relating to BMV land and the conflict with SP4(a) would not significantly and demonstrably outweigh the substantial benefit afforded to the provision of 10 additional homes, 2 of which would be affordable housing units, which is considered to carry significant weight in this decision-making process.
- 10.7 Therefore, the balance of considerations in this instance weighs in favour of the grant of planning permission.

## **11 RECOMMENDATION:**

### **Recommendation – Part 1**

- i) To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
- ii) In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

### **Recommendation – Part 2**

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

- (1) The Applicant has failed to enter in a planning obligation to secure the necessary affordable housing, healthcare and education contributions required to mitigate the impact of the development on local infrastructure, as required by Policy H2 and ID2 of the adopted South Kesteven Local Plan 2011-2036.**

### **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 13 November 2025
  - ii. Site Layout re. BWR-SH-SL-AR-1001 REV P07 received 11 March 2026
  - iii. Garage Drawings re. BWR Garages – 01 Plans and Elevations received 13 November 2025
  - iv. House Type S318V2 & S319V2 re. S318V2 & S319V2 – 01 – Floor plans and Elevations received 13 November 2025
  - v. Housing Type S406 V2 re. HT – S406 V2 – 01 – Floor Plans and Elevations received 13 November 2025
  - vi. Housing Type S407 re. HT – S407 – 01 – Floor Plans and Elevations received 13 November 2025
  - vii. Housing Type S409 V2 re. HT – S409 V2 – 01 – Floor Plans and Elevations received 13 November 2025
  - viii. House Type S422 re. HT – S422 – 01 – Floor Plans received 13 November 2025
  - ix. House Type S422 re. HT – S422 – 02– Elevations received 13 November 2025
  - x. House Type S423 re. HT – S423 – 01 – Floor Plans received 13 November 2025
  - xi. House Type S423 re. HT – S423 – 02– Elevations received 13 November 2025
  - xii. House Type S503 re. HT – S503 – 01 – Floor Plans received 13 November 2025
  - xiii. House Type S503 re. HT – S503 – 02– Elevations received 13 November 2025
  - xiv. House Type S432 re. S432 – 01 – Plans and Elevations received 04 March 2026

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**

- (3) 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 submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.

- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, 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.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the existing runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for 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 part of the development shall be occupied / brought into use 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 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.

- (4) No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

- (5) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
  - the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off 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 construction. Construction works would be carried out in accordance with the approved details.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

- (6) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) a non-technical summary;
  - (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
  - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and
  - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

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

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

- (7) Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the Local Planning Authority. The programme must include a provision for monitoring of all groundworks associated with the development, with the ability to stop and fully record archaeological features. The works must then be carried out in line with the written

scheme of investigation. If human remains are found then groundworks must stop and the appropriate licences obtained to exhume the remains if they cannot be preserved in situ.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan and Paragraph 207 of the NPPF.

- (8) Before any part of the development hereby permitted is commenced, a plan indicating 10% of the dwellings to be provided to meet the minimum Part M4(2) standards of the Building Regulations 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 scheme.

Reason: To ensure that the development provides a sufficient supply of accessible and adaptable dwellings as required by Policy DE1 of the adopted Local Plan.

During Building Works

- (9) The works hereby approved shall be carried out in accordance with the Mitigation/Enhancement Strategy detailed within Section 8.0 if the Preliminary Ecological Appraisal re. P2025-98 R1 Final dated 24/10/2025.

Reason: To protect and enhance biodiversity on the site in accordance with Policy EN2.

- (10) 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 and SD1 must be 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 building; details of water efficiency; and the provision of electric car charging points.

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

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- (11) Before any of the works on the external elevations for the building(s) hereby permitted are begun, a schedule of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The external surfaces shall have been completed in accordance with these approved details prior to any part of the development hereby permitted is occupied/brought into use.

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

- (12) Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

#### Before the Dwellings are Occupied

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

Thereafter, the approved Landscape Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

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

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

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

#### Ongoing Conditions

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

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

(16) Notice in writing shall be given to the Council when the [HMMP] works have started.

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

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 condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16<sup>th</sup> April 2026



## S25/2342

Proposal:	Outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access)
Location:	Land between no.9 and no.21 Main Road, Uffington PE9 4SN
Applicant:	Ms Joanna Plant, Distinctive Developments Group Ltd
Agent:	Mr Liam Webster, Tetlow King Planning
Application Type:	Outline planning application
Reason for Referral to Committee:	Called In by Councillor Smith due to wider community support and at the discretion of the Assistant Director – Planning & Growth
Key Issues:	<ul style="list-style-type: none"> <li>• Self-build and Custom Housebuilding</li> <li>• Impact on designated heritage assets</li> <li>• Impact on the character and appearance of the area</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Design and Access Statement (December 2025)</li> <li>• Design Code (December 2025)</li> <li>• Planning Statement (December 2025)</li> <li>• Statement of Community Involvement (November 2025),</li> <li>• Heritage Assessment (November 2025)</li> <li>• Self-Build and Custom Housebuilding Statement (December 2025)</li> <li>• Biodiversity Net Gain Statement (December 2025)</li> <li>• Arboricultural Report and Tree Constraints Report (July 2025)</li> <li>• Preliminary Ecological Appraisal (November 2025)</li> </ul>

### Report Author

Venezia Ross-Gilmore, Senior Planning Officer



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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Casewick**

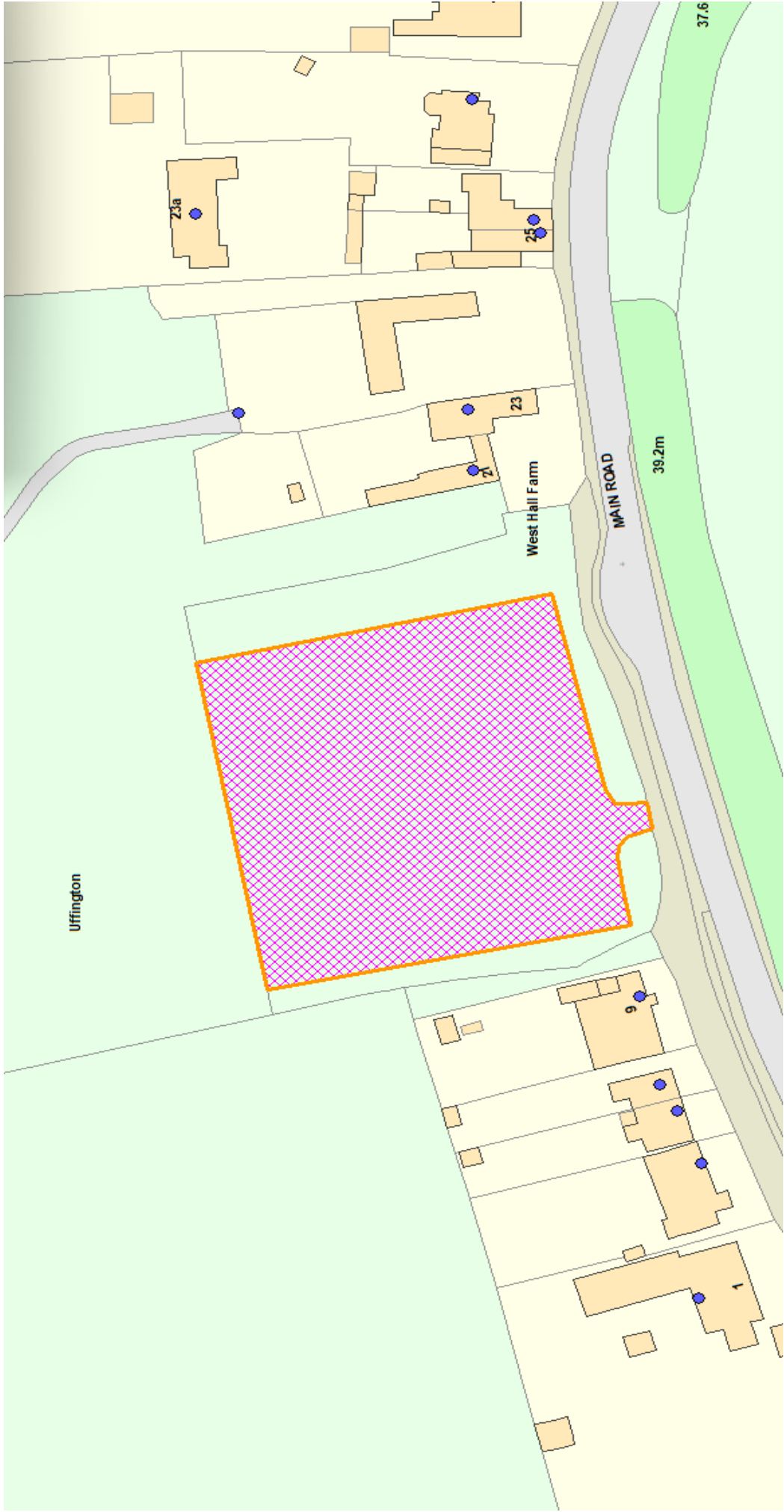
**Reviewed by:**

Adam Murray – Principal Development Management  
Planner

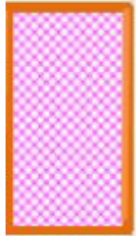
07 April 2026

**Recommendation (s) to the decision maker (s)**

To authorise the Assistant Director – Planning to REFUSE planning permission



**Key**



**Application  
Boundary**



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## 1 Description of Site

- 1.1 The application site is located to the east of no.9 Main Street and west of no.21 Main Street, on the edge of the village of Uffington. To the west of the site is a cluster of modern dwellings (no.s 1-9). To the north of these dwellings, the north and west of the site, and to the south of Main Road, is open countryside. There is a boundary hedgerow to the north, east and west of the site, and trees with hedgerow to the south of the site adjacent to Main Road. The site is within the Conservation Area and comprises of an identified area of important open space (as defined in the Conservation Area Character Appraisal) and agricultural land.
- 1.2 The site is a rectangular site, with an existing field access and would require a new site access onto Main Road within the village 30mph speed restriction. There is a pedestrian footway connecting the site the village. There is a public right of way, a public footpath, to the west of the site PROW Public Footpath Uffi/5/1 and a further public footpath to the northeast of the site PROW Public Footpath Uffi/5/2.

## 2 Description of Proposal

- 2.1 The application seeks outline permission (all matters reserved apart from access) for the phased development of up to 3no. serviced plots for self-build/custom house building. The site would be accessed from a new access to the southwest of the site onto Main Road.
- 2.2 The illustrative Site Plan, drawing ref. 714\_GA00\_03 Rev B details that there would be three plots in a cul-de-sac arrangement, orientated to the centre and southwest section of the site. To the northeast of the site there would be open space with tree planting, and to the southeast of the site tree planting. The hedgerows and trees to the boundaries would be retained as existing. The proposed dwellings would each have private amenity space, and the plots could have an optional car port.

## 3 Planning History

<b>S21/2153</b>	Erection of 2no. Detached Dwellings including means of access	Refused 16/12/2021
<b>S19/1241</b>	Erection of 2no. two storey detached dwellings with associated access and landscaping	Refused 26/11/2019
<b>S17/0421</b>	Erection of two dwellings together with formation of new access and detached garages	Refused 10/07/2017
<b>S14/0914</b>	Erection of 3 dwellings and creation of a vehicular access	Refused 03/06/2014

<b>S14/2684</b>	Erection of a terrace of 3 dwellings with detached garages	Refused 07/07/2015
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## 4 Relevant Planning Policies & Documents

### 4.1 SKDC 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 SP4 – Development on the Edge of settlement

Policy H4 – Meeting All Housing Needs

Policy EN1 – Landscape Character

Policy EN2 – Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN6 – The Historic Environment

Policy SB1 – Sustainable Building

Policy DE1 – Promoting Good Quality Design

Policy ID2 – Transport and Strategic Transport Infrastructure

### 4.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)

### 4.3 National Planning Policy Framework (NPPF) (updated December 2023)

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

## 5 Representations Received

### 5.1 Historic England

5.1.1 No objections.

### 5.2 The Gardens Trust

5.2.1 Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee on the above application which would have a material impact on the significance of the Uffington Park, an historic designed landscape of particular significance which is included by Historic England on the Register of Parks and Gardens (RPG) of Special Historic Interest at Grade II. The inclusion of this site on the statutory register requires great weight to be given to its conservation (National Planning Policy Framework (NPPF) paragraph 212).

5.2.2 Uffington Park was laid out in the 1680s around the now demolished Uffington House with gardens dating to the mid-C19 by Samuel Gray. It was included on the Register in April 2021 (Register entry no. 1470336 entry/1470336?section=official-list-entry). <https://historicengland.org.uk/listing/the-list/list>

- 5.2.3 We have liaised with our colleagues in Lincolnshire Gardens Trust (LGT) and the following comments are a joint response submitted on behalf of both our organisations. Please note that, as we have not been able to make a site visit, our comments are based on the documents submitted in support of the application.
- 5.2.4 We note from the Planning Statement that this site has been the subject of numerous applications for housing with varying numbers of dwellings. Of the eight applications, only SK.78.1079/89 in 1989 for five houses was successful, all subsequent applications being refused. The GT was consulted on S21/2153 for two houses in November 2021, following Uffington Park's inclusion on the Register and offered no comments on the application.
- 5.2.5 The current application is for three units, as a farmyard-style grouping, with only one facing directly south onto the A16, Main Road, and Uffington Park RPG beyond. We consider this current layout is likely to result in very minor visual impact on the RPG and with the public benefit to be derived from additional housing is therefore likely to meet the requirements of NPPF paragraph 212. "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."
- 5.2.6 This outline application is for access only and should South Kesteven District Council decide in favour of granting permission, we would advise that to prevent further impact on the RPG, this should be subject to standard conditions for protected species, drainage, landscaping, and construction management, as well as strict adherence to design code 'best practice' to ensure quality at the Reserved Matters stage.
- 5.2.7 We confirm we have no further comments at this stage but request to remain included in any further consultations regarding this site.

### 5.3 **Uffington Parish Council**

#### 5.3.1 Supports

5.3.2 Following a site meeting at the above location with Ms. Joanna Plant and Richard Evans, both representing Distinctive Developments, and the subsequent Uffington Parish Council meeting held on Monday, 26th January, during which the application S25/2342 was discussed, we wish to advise that Uffington Parish Council has no objections to the outline planning application submitted.

5.3.3 The site in question is an unused and untended plot of land. The proposal for three serviced self build plots is considered to enhance the appearance of the main road and will help to integrate the four dwellings to the west of Uffington more closely into the village community. During the site meeting, a concern was raised regarding the future purchase of the land. Specifically, the council queried what measures Distinctive Developments would put in place to ensure that the entire site, or all three plots, could not be acquired by a single individual. The council wishes to prevent the possibility of the land being used for unauthorised purposes or developments that do not have full planning permission.

5.3.4 The Parish Council members are in full agreement that, as the development falls under the rules concerning in-fill, the proposal is acceptable and Uffington Parish Council fully supports the application and SKDC granting planning permission.

### 5.4 **Lincolnshire County Council (Highways and SuDS)**

5.4.1 No objection, subject to conditions.

- 5.4.2 This proposal is for an outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access). The vehicular access meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.
- 5.4.3 The access will be subject to a S184 approval from Lincolnshire County Council which is separate to the planning application process, any future plans should have a note to state that the access points will be constructed to LCC Spec.
- 5.4.4 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.
- 5.5 **SKDC Conservation Officer**
- 5.5.1 The application site is located to the west of the Uffington Conservation Area and is identified as a positive open space. The Conservation Area Appraisal identifies the land to the west of West Hall Farm as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford.
- 5.5.2 To the east of the site are 4no. designated heritage assets; Old Bakehouse and Store to West Hall Farm (NHLE 1062586), West Hall Farmhouse (NHLE 1360224) and the Barn at West Hall Farm all designated at Grade II. To the south is Uffington Park a Grade II registered park and garden (NHLE 1470336).
- 5.5.3 The proposal scale and layout is at odds with the surrounding properties. The proposed development is for 3no. large detached properties. The houses are out of scale with the surrounding development and will cause the loss of the area of important open space identified in the Uffington Conservation Area Appraisal. A reduction in size to be in keeping with the surrounding 20th century and West Hall Farm would help to anchor the properties into the village further.
- 5.5.4 The drawing provided outlining the views across the site show that the built development still allows for views of the countryside and Mill Mound will be maintained. However, there are concerns that the boundary treatment of Plot 2 will mean that any views would be blocked through fencing or hedging. Therefore, it is recommended to reduce the number of properties to Plots 1 & 3. This would retain more of the open space and retain the views identified. The retention of Plot 1 & 3 would also mean that a larger buffer between the listed buildings and the development is created as well as a wider area of views out of Uffington Park to open countryside, which would mean a negligible change in the setting of the heritage assets, resulting in no change to their significance. There, however, would still be less than substantial harm to the Uffington Conservation Area, due to the loss of the open space which forms the entrance to the conservation area.
- 5.5.5 In its current form the proposal results in a change to the setting of the listed buildings at West Hall Farm and Uffington Park, due to the loss of the open space which gives a semi-rural character. The development of the land surrounding the farm will remove the previously

semi-rural characteristic of the farmstead. This change in setting will cause less than substantial harm to the character and appearance of these assets.

## **5.6 Heritage Lincolnshire**

5.6.1 No objection, subject to conditions.

5.6.2 The site for the proposed development lies in an area of archaeological importance, within the Welland Valley, an area rich in archaeological remains, and located in the Conservation Area and adjacent to Listed buildings.

5.6.3 Prehistoric cropmarks are recorded in the vicinity, and an enclosure to the north of the proposal site. A Neolithic Causewayed camp is recorded to the northwest of the proposal and is a Scheduled Monument (No. 1004938).

5.6.4 To the south of the site investigations revealed finds and features dating from the Mesolithic through to the medieval period, including a cemetery of possible Anglo-Saxon date. Remains of medieval date were found in proximity to Main Road.

5.6.5 It is considered that the site offers a potential for archaeological remains to be encountered during development. Therefore, it is recommended that the developer should be required to commission a Scheme of Archaeological Works, according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

## **5.7 Anglian Water**

5.7.1 No objection, subject to conditions.

## **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 0 letters of representation have been received.

## **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 recently adopted a Design Guidelines Supplementary Planning Document (Adopted November 2021) and this document is a material consideration in the determination of planning application.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) and the Self Build and Custom Housebuilding Act are also a relevant material consideration in the determination of the planning application.

### **7.4 Principle of Development**

7.4.1 The proposal would provide additional housing supply for the village. Uffington is a Smaller Village in the Local Plan, where development would be supported where it will not compromise the villages nature and character (Policy SP2). In terms of Policy SP4

(Development on the Edge of Settlements), the site would result in three further dwellings on the edge of the village.

- 7.4.2 The application has been accompanied by a Statement of Community Involvement (November 2025). The statement details fieldwork where a person visited every house in the village over two days and received a response from 48 residents in 46 households. Residents were provided with the opportunity to discuss the proposals and submit comments based on pictures of how the new houses could look and the benefits of the scheme. Further to this the applicant installed a site notice with a 21 day window for comments. The results were that 46% supported, 48% were neutral, and 6% objected to the proposals. Therefore the applicant has demonstrated evidence of some support from the local community in accordance with criteria a, and it is noted that the application has received no letters of representation from members of the public. Equally it is noted that the Parish Council has commented in support of the planning application.
- 7.4.3 There is no evidence provided supporting the proven need for housing (e) but there is no dispute that the proposal would meet a proven local housing need. The Self and Custom Housebuilding Act 2015 establishes a legal obligation for the Council to maintain a register of people and organisations wishing to acquire plots of land for self and custom housebuilding. The LPA is also required to grant sufficient permissions to meet the need identified on the register over a rolling 3-year period.
- 7.4.4 The Council's Authority Monitoring Report 2024-2025 (Published December 2025) identifies that as of October 2025 there were 222 individuals and 3 groups totalling 11 plots on the self-build register. The Council have currently granted 11 self-build plots specifically to meet this identified need. As such, the provision of 3 self-build dwellings to meet the identified need established on the Council's self-build register is a significant benefit, which Officer's would attribute moderate weight.
- 7.4.5 Taking the above into account, the proposed development of 3 dwellings on land on the edge of Uffington, would be in accordance with the overriding principles of Policy SP4 of the adopted Local Plan and therefore, would be acceptable in principle, subject to material considerations.
- 7.4.6 Notwithstanding the above, as of March 2025, South Kesteven District Council are presently unable to demonstrate a 5-year housing land supply and, as a result, the spatial policies of the plan are deemed to be out-of-date, and the tilted balance set out in Paragraph 11(d) of the Framework applies. In this context, the application proposals would involve the erection of 3 dwellings, which would be a benefit and would attribute limited weight in the context of the minor contribution that it would make to the Council's housing land supply.

## 7.5 **Agricultural Land Impact**

- 7.5.1 The application site comprises agricultural land and is identified on the Agricultural Land Classification East Midlands Region map as Grade 3 (Good to Moderate Quality). As such, the proposed development would result in the permanent, irreversible loss of an area of BMVAL.
- 7.5.2 In this respect, Policy SP1 (Spatial Strategy) advocates a sequential approach to the potential loss of BMVAL
- 7.5.3 The proposal is on the edge of the village of Uffington, and the proposal would result in an area of BMV agricultural land adjacent to the village.

- 7.5.4 Notwithstanding this, it is acknowledged that all of the land neighbouring Uffington is identified as being Grade 3 land and, therefore, any development of land at Uffington has the potential to result in the loss of BMVAL.
- 7.5.5 Whilst only Grade 3A land is identified as being BMVAL, recent appeal decisions have been clear that it is unreasonable for the LPA to require an Applicant to undertake an Agricultural Land Survey on 3<sup>rd</sup> party land to determine whether there are any sequentially preferable sites within Grade 3.
- 7.5.6 As such, whilst the proposal would result in the loss of an area of Grade 3 agricultural land, and therefore, the potential loss of an area of BMVAL. The Natural England Provisional Agricultural Land Classification Maps indicate that there are no sequentially preferable sites within Uffington. Therefore, the proposed development is in accordance with the requirements of Policy SP1 of the adopted Local Plan.
- 7.6 Impact on the character and appearance of the area**
- 7.6.1 The character of the site is agricultural, open countryside adjacent to the village. The site has existing boundary hedgerow and isolated trees to the north, east, south and west. The village is situated to the east with low density residential dwellings adjacent. The site sits within the Conservation Area with the site identified within the Uffington Conservation Area Appraisal and Management Plan (2015 Review) as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford.
- 7.6.2 The site is within the Kesteven Uplands, a medium scale, undulating, mixed farming landscape dissected by rivers Witham and East and West Glen. Enclosure is generally by hedgerows and, more locally, by stone walls to the south. There are significant areas of woodland, including semi-natural and ancient woodland, and a high concentration of historic houses and associated parklands. There is generally a dispersed but nucleated settlement pattern, with picturesque villages constructed in local limestone. These include distinctive collyweston slate roofs to the south and pantiles to the north. Landscape sensitivity to new residential development proposals is likely to be medium to high, because of the high proportion of valuable landscape elements and relatively undisturbed character.
- 7.6.3 The application is submitted in outline with all matters reserved except for access. However, as a matter of principle, it is Officer's assessment that the development of the site would be prominent and out of character of the area, extending obtrusively into the open countryside. As such, the built form on the site would be harmful to both the character and appearance of the area by being out of character for the village, and interrupting views from the public right of way. Furthermore, the proposal would introduce built form on an area of important open space and be harmful to the conservation area and the setting of the adjacent listed building as this open space provides the setting for the conservation area and the neighbouring listed buildings.
- 7.6.4 Consequently, as a matter of principle, the proposed development in its current form would result in harm to the local character of this area of the village by introducing domestic, built form within an area on the edge of the village that is agricultural, open countryside in character. Therefore, this would be contrary to Local Plan Policy DE1.
- 7.7 Heritage Impact**
- 7.7.1 The proposed development site is set within the Uffington Conservation Area and Section 5.4 of the Uffington Conservation Area Appraisal and Management Plan (2015 Review)

identifies the site as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford. There are designated heritage assets in the immediate surrounding area, West Hall Farm, to the east of the site, is Grade II listed. The house dates to 1731 with a pretty three bay front and collywestern roof, the barn to the east dates to the 17th century and was raised in the 18th century, the smaller range to the north is the Old Bakehouse, a former barn which was converted to a Bakehouse in the 18th century.

- 7.7.2 The SKDC Conservation Officer has been consulted and has commented on the application.

*'In its current form the proposal results in a change to the setting of the listed buildings at West Hall Farm and Uffington Park, due to the loss of the open space which gives a semi-rural character. The development of the land surrounding the farm will remove the previously semi-rural characteristic of the farmstead. This change in setting will cause less than substantial harm to the character and appearance of these assets. Overall I have concerns with the proposal in its current form on heritage grounds'*

- 7.7.3 It has been identified that the proposal will result in less than substantial harm to conservation area, neighbouring listed buildings and heritage assets including a registered park and garden, and this has not been addressed, justified or mitigated in the planning submission. The planning officer recognises the public benefit of the provision of three additional self/custom build residential dwelling houses, with the Council presently unable to demonstrate a 5-year supply of housing, however, the proposal would lead to harm to neighbouring listed buildings and heritage assets, and the Conservation Area and the benefits would not outweigh the harm.

- 7.7.4 It is considered that the proposal would result in an unacceptable adverse impact to the Conservation Area and heritage assets, which would be contrary to Policy DE1 and EN6 of the Local Plan and Section 12 and 16 of the NPPF.

## 7.8 **Impact on neighbouring residential amenity**

- 7.8.1 The current application has been submitted in outline with all matters reserved (apart from access) for future determination. As such, the Proposed Illustrative Site Plan drawing ref. 714\_GA00\_03 Revision B is for illustrative purposes only, and the exact layout and property designs would be the subject of a future reserved matters application. Any consideration of that application would require an assessment of the proposals against the Council's adopted Design Guidelines SPD, which sets out the relevant standards for assessing the provision of an appropriate standard of amenity.

- 7.8.2 However, as a matter of principle, it is Officer's assessment that the application site is sufficiently large to accommodate the delivery of three well designed and positioned dwellings, in a manner which would meet the required amenity standards contained within the adopted Design Guidelines SPD.

- 7.8.3 Taking the above into account, subject to the imposition of a conditions, as a matter of principle, the application proposals would not give rise to any unacceptable adverse impacts on the residential amenity of neighbouring properties or future occupiers of the proposed development. As such, the application proposals would accord with Local Plan Policy DE1 and EN4, the adopted Design Guidelines SPD and Section 12 of the National Planning Policy Framework in this regard.

## 7.9 **Archaeology**

- 7.9.1 The planning officer notes the comments of Heritage Lincolnshire that the site lies in an area of archaeological importance and offers potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. There is insufficient information at present, therefore Heritage Lincolnshire recommend that the applicant commissions a Scheme of Archaeological Work in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. Prior to any intrusive archaeological investigations provision should be made to record any extant earthworks of archaeological origin extant on the site. All works would be undertaken in accordance with the Written Scheme of Archaeological Investigation, required by condition to be submitted and approved.
- 7.9.2 With the additional information and attachment of a condition the proposal would be acceptable in archaeological terms and complies with Policy EN6 and Section 16 of the NPPF.
- 7.10 **Ecology and Trees**
- 7.10.1 The site currently comprises a field of neutral grassland bordered by hedgerows and scrub. The northern boundary is demarcated by a native hedgerow, and the eastern boundary is leyland hedgerow. To the west of the site there is a mixed scrub and on the southern extent a line of trees and bramble scrub. The application has been supported by a Preliminary Ecology Appraisal (November 2025), Biodiversity Net Gain Statement (December 2025), an Arboricultural survey and report (November 2025), and a Tree Constraints report (November 2025).
- 7.10.2 The report does not identify any ecological constraints to the site with local wildlife sites located 1km from the site. The habitats on the site are common and widespread within the local landscape, and no rare or notable plants were identified. Post development ecological enhancements could be used.
- 7.10.3 There was no evidence of badgers, amphibians or reptiles on the site. Two areas with habitat suitable for both terrestrial-stage amphibians and reptiles were recorded within the Site, with habitats also present that provided connectivity with the wider environment. The vegetation within and surrounding the development Site was considered to offer 'moderate' quality foraging and commuting habitat for bats. Artificial lighting may disturb commuting bats. The hedgerow, scrub and trees could provide opportunities for birds. Any clearance of vegetation suitable for breeding birds, such as trees, grassland, and hedgerows, should be implemented outside of the bird nesting season i.e., between September and February. Mitigation is proposed for works on site to protect badgers, bats, breeding birds, amphibians, reptiles, and to limit general disturbance. Further mitigation includes bird and bat boxes erected around the site, log piles left undisturbed, and hedgehog highways under fences.
- 7.10.4 The Tree reports confirm that no trees need to be removed for the build footprints and proposed access road as illustrated on the
- 7.10.5 Proposed Illustrative Site Plan drawing ref. 714\_GA00\_03 Revision B. Some of the trees present would need to be pruned back, and the scrub would need to be removed at the site boundary along with hedgerow to accommodate the access.
- 7.10.6 Our records indicate 3no. trees on site that are protected by preservation order TPO-91 however the submitted information suggests that two out of the three protected trees are no longer present. This is a separate issue and enforcement action may be taken.

- 7.10.7 The application is for three self build / custom build dwelling houses which means that they are exempt from the BNG requirements.
- 7.10.8 To summarise, sufficient information has been provided to assess the development proposal's impact on ecology and trees, and the proposal is in accordance with Policy EN2 and EN3 of the Local Plan.
- 7.11 Climate Change**
- 7.11.1 The submission includes a Design Code (December 2025) and there is reference in the Planning Statement there to the Design Code that there are provisions to ensure the dwellings come forward with sustainable and energy efficiency designs. The Design Code includes information on the indicative massing, materials palette, landscaping and planting strategy and a self build guide. There is no specific information about sustainable building and design.
- 7.11.2 To summarise, insufficient information has been provided to assess the development proposal and its potential impact on climate change, therefore the proposal would be in conflict with Policy SB1 of the Local Plan, and section 12 of the NPPF. Notwithstanding this, the identified conflict could be satisfactorily resolved through the imposition of planning conditions, if the application were deemed to be acceptable in all other respects.
- 7.12 Flood Risk and Drainage**
- 7.12.1 The site is located in Flood Zone 1 according to the Environment Agency maps, with a low risk of probability of flooding from rivers and/or the sea.
- 7.12.2 The submitted application form states that proposed foul sewage treatment is unknown and it is unknown whether the development would propose connection to the existing drainage system. The application form confirms that it is proposed to dispose of surface water through a sustainable drainage system.
- 7.12.3 Anglian Water was consulted and has commented on the application. Anglian Water has confirmed that a 150mm foul sewer crosses the site and may be affected by the development, and it is not clear that this has been taken into consideration by the applicant. Anglian Water does not permit any new trees to be planted within 3m of the established arrangement of any public sewer. Stamford Water Recycling Centre has available capacity for wastewater treatment from the development. The sewerage network has available capacity for the anticipated foul water flows. Anglian Water would prefer that surface water disposal is to a sustainable drainage system (SuDS) with connection to sewer as the last option. Furthermore, the site lies within a Source Protection Zone (SPZ) of an Anglian Water public water supply and is considered a sensitive location for groundwater.
- 7.12.4 Whilst it is accepted that the application proposals would increase the extent of impermeable surfacing on the site and the level of foul water drainage entering the existing sewer network, further details for the proposed drainage arrangements would be addressed through Building Regulations; this requires development to be carried out in accordance with Approved Document H, which sets out the acceptable standards for dealing with foul and surface water drainage from properties.
- 7.12.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable risks of flooding and, therefore, would accord with Policy EN5 of the adopted South Kesteven Local Plan and Section 14 of the Framework.
- 7.13 Highway Issues**

- 7.13.1 The proposal is for a residential development on the edge of the village of Uffington, served by a new access onto Main Road. The site is within the 30mph speed restriction and connect by public footways. There is a public footpath to the west of the site PROW Public Footpath Uffi/5/1, and a further public footpath to the northeast of the site PROW Public Footpath Uffi/5/2.
- 7.13.2 The local highway authority has no objection to the proposed development subject to a construction management plan, access construction and suitable level of construction.
- 7.13.3 To summarise, the proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan policy ID2 and the NPPF Section 9.

## **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 that Act will be breached in making this recommendation.

## **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. The application proposal in this case seek outline planning permission with all matters reserved (apart from access) for three dwelling houses on the edge of the village of Uffington, sited on an important area of open space, which makes a positive contribution to the Conservation Area and setting of neighbouring heritage assets.
- 10.2 The Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 10.3 Additionally, there is currently a shortfall in the supply of self build plots, and the proposal is for three services plots for self-build or custom housebuilding, and this would weigh in favour of the proposal as it would increase the number of self-build / custom housebuilding plots available in the district. In this case, Officer's would attribute this significant public benefit moderate weight.
- 10.4 The proposed self-build plots would also generate economic and social benefits. However, Officer's would attribute this limited weight.
- 10.5 Balanced against this, it is considered that the site would extend obtrusively into the open countryside (and would extend the pattern of development to the north of the village into

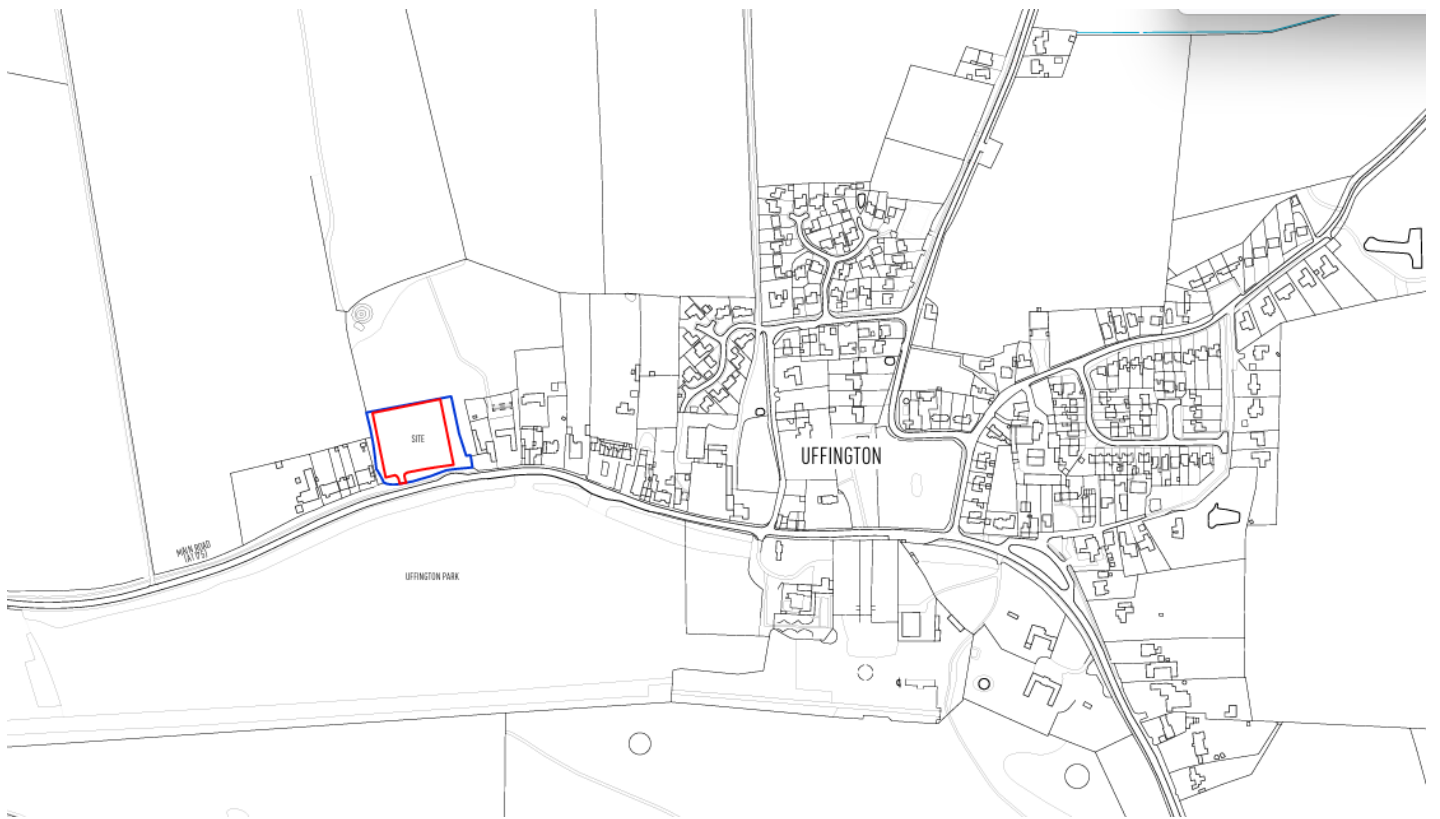
open countryside in a form of development that is not typical for the character or layout of the village

- 10.6 Furthermore, the site is identified within the Uffington Conservation Area Appraisal and Management Plan as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford. The proposal would result in less than substantial harm to the character and appearance of the Conservation Area, the setting of the Grade II listed, West Hall Farm, and the registered park and garden, Uffington Park, which also weighs against the proposal. Officers consider that this harm to the character and appearance of the area and designated heritage assets would significantly and demonstrably outweigh the benefits of the proposal.
- 10.7 The development proposed would conflict with the development plan when taken as a whole, and material considerations are insufficient to indicate that the decisions should be otherwise than in accordance with it, including the presumption in favour of sustainable development contained in the Framework. It is the Officers assessment that the proposal would not accord with the requirements of Policy SP4, EN6 and DE1 and Section 12 and 16 of the NPPF. By virtue of the identified harm to a designated heritage assets there is a strong reason to refuse the application, such that the tilted balance is disengaged by virtue of Paragraph 11(d)(i). Accordingly, the application is recommended for refusal.

## **11 Recommendation**

- 11.1 To authorise the Assistant Director – Planning and Growth to REFUSE planning permission.
- 1 The proposed dwellings would not be located within a substantially built up frontage, nor the main built up part of the settlement. The dwellings would be on the edge of the settlement and would result in harm to the character of the area as it is considered that the site would extend obtrusively into the open countryside, and would extend the pattern of development to the north of the village into open countryside, in a form of development that is not typical for the character or layout of the village, contrary to Policy DE1 of the adopted Local Plan. The public benefits in this case, including the provision of self-build dwellings, which are a significant benefit, would not outweigh the identified harm.
- 2 The site is identified within the Uffington Conservation Area Appraisal and Management Plan as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area. The site is located on the edge of the settlement, within the Conservation Area and within the Kesteven Uplands Character Area. The development would encroach into open countryside and would result in less than substantial harm to the setting and significance of the conservation area, the setting of the adjacent Grade II listed building, West Hall Farm. The public benefits in this case, including the provision of self-build dwellings, which are a significant benefit, would not outweigh the identified harm. As such, the proposed development is contrary to Policy EN6 of the adopted Local Plan and Section 16 of the National Planning Policy Framework.

# LOCATION PLAN



**INDICATIVE BLOCK PLAN**



# ILLUSTRATIVE SITE PLAN



**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**

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**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

16 April 2026



## S25/2394

Proposal:	Section 73 application to vary condition 1 (Approved Plans) of planning permission reference S24/1453 (Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/106)
Location:	The Gables, Honington Road, Barkston, Lincolnshire, NG32 2NG
Applicant:	Mr & Mrs Willett, Willett Homes
Agent:	Mr Tom Reeve, Reeve Architecture & Design
Application Type:	Section 73 application to vary Reserved Matters
Reason for Referral to Committee:	At the discretion of the Chair of the Planning Committee
Key Issues:	<ul style="list-style-type: none"> <li>• Impact on the character and appearance of the area</li> <li>• Impact on neighbours' residential amenities</li> <li>• Impact on highway safety</li> </ul>

### Report Author

Hannah Nouch, Development Management Planner



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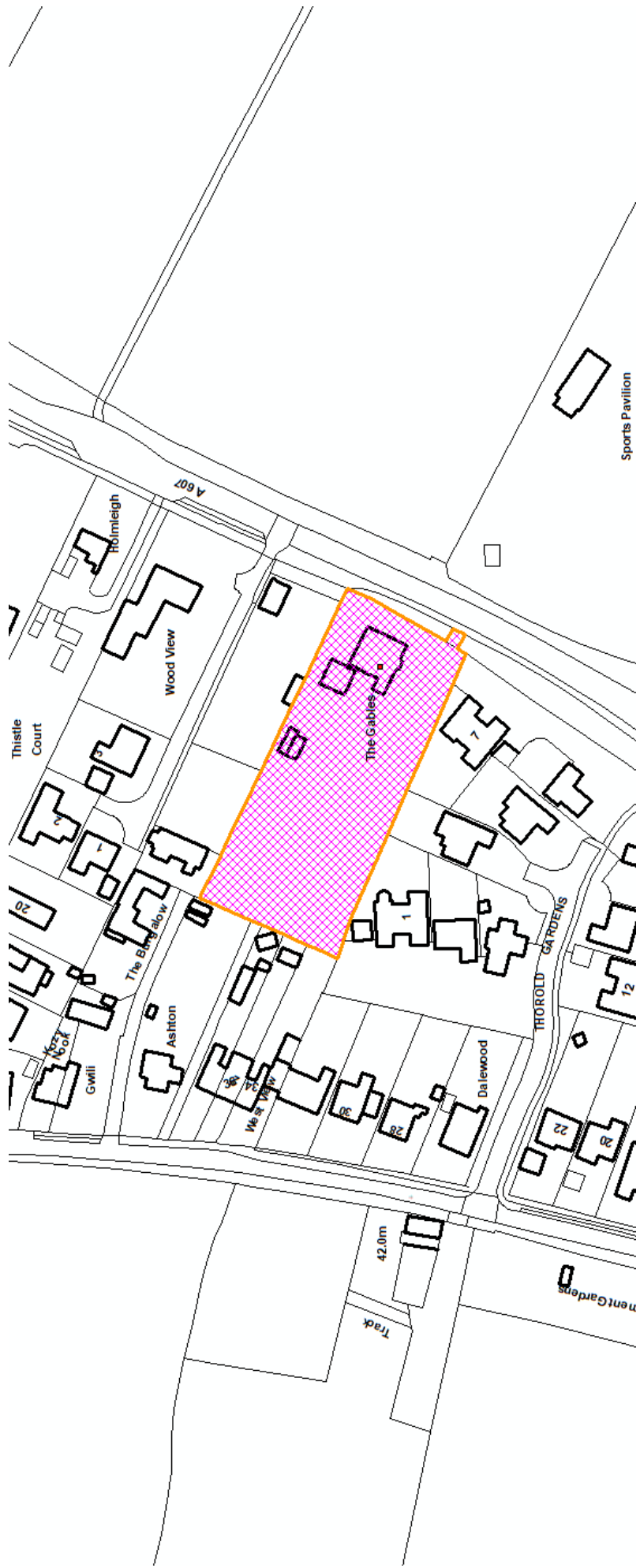
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<b>Corporate Priority:</b>	<b>Decision type:</b>	<b>Wards:</b>
<b>Growth</b>	<b>Regulatory</b>	<b>Peascliffe &amp; Ridgeway</b>

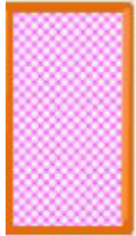
<b>Reviewed by:</b>	Adam Murray – Principal Development Management Planner	7 April 2026
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### Recommendation (s) to the decision maker (s)

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



**Key**



**Application  
Boundary**



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## **1 Description of Site**

- 1.1 The application site lies to the western side of Honington Road, within the village of Barkston.
- 1.2 The application site hosts a single detached dwelling with an attached garage, accessed via Honington Road. The application site also includes a parcel of additional land to the rear of the residential curtilage, located to the west of the existing dwelling. A first-floor extension and internal and external alterations to the residential dwelling were approved conditionally under application S24/1155.
- 1.3 The site is situated within the main built-up part of the settlement of Barkston and lies within an area predominately characterised by residential properties, with residential neighbours located to the south, southwest and west. To the north, the site is bounded by a commercial site comprising of a car dealership lot. There is open countryside to the eastern side of Honington Road.
- 1.4 A reserved matters application was approved under S24/1453 for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065.

## **2 Description of the proposal**

- 2.1 This application is a Section 73 application to vary Condition 1 of the approved reserved matters application S24/1453. Condition 1 of this application relates to approved plans, with the proposal solely wishing to amend the layout of the site in relation to the proposed access driveway. The approved layout plan under S24/1453 approved an access driveway of a curving type that branched off to provide access to each of the properties, whereas the driveway as currently proposed would be linear in form running parallel with the southern boundary of the site. Following a request from the local planning authority tree-planting is now proposed south of the access driveway, between the access driveway and the boundary of the properties within Thorold Gardens. The access driveway would continue to branch off to serve each of the approved dwellings.
- 2.2 There are no other changes to the approved plans proposed, therefore this application is considering the changes to the access driveway and associated landscaping only.

## **3 Relevant History**

- 3.1 S22/1065 – Outline Planning Permission – ‘Outline Planning Permission for residential development, comprising five detached dwellings (all matters reserved)’ – Approved Conditionally
- 3.2 S22/2073 – Full Planning Permission – ‘Residential development comprising the erection of four detached dwellings and renovation/enlargement of existing dwelling’ – Refused – Appeal Dismissed
- 3.3 S24/1155 – Householder Planning Permission – ‘Proposed first floor extension and attached vehicular garage. Including internal and external alterations.’ – Approved Conditionally
- 3.4 S24/1453 – Reserved Matters – ‘Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065’

## **4 Relevant Planning Policies and Documents**

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy SP3 – Infill Development
- Policy SB1 – Sustainable Building Measures
- Policy EN2 - Protecting Biodiversity and Geodiversity
- Policy EN5 - Water Environment and Flood Risk Management

#### National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development
- Section 5 – Delivering a sufficient supply of homes

## **5 Representations Received**

5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation were received on the first round of consultation. The points raised can be summarised as follows:

1. The road would be directly behind the boundary of No. 4 Thorold gardens and there will be increased noise. Clarification therefore is needed as to what the road surface would be made of and what will be done to reduce noise from car
2. Wish that the driveway materials used to be as efficient as possible to minimise road noise as this drive is very near to the boundary of the properties in Thorold Gardens
3. Instead of 'low level hedging' we would want this to be substituted by trees/tall shrubs which would also help with the impact of road noise. On S22/1065, the approved plan was conditional on the basis of driveway materials and landscaping, and therefore there is reason why this condition should not stand

5.2 The following comments were received following the provision of amended details to include tree planting along the southern boundary.

1. As the new road position is much closer to the southern boundary, then the planting of trees between the new road position and the southern boundary would help with noise reduction and privacy. Please can this be made a condition of the approval? They would need to be of a sufficient density and height in order to achieve this (please note the previous owner removed established trees following the last planning committee meeting where the previous plans were refused).

## **6 Representations as a Result of Publicity**

6.1 **LCC Highways**

6.2 No objections

6.3 **Parish Council**

6.4 The Parish Council has reviewed the Section 73 application to vary Condition 1 of planning permission S22/1065 and wishes to raise the following concerns.

1. Revised driveway position and lack of measurements

The amended plans appear to reposition the driveway closer to the neighbouring property. However, no measurements or scaled dimensions are provided. Without this information, it is not possible to assess the impact on residential amenity or to determine whether the change materially affects the boundary treatment previously agreed.

## 2. Potential impact on agreed boundary landscaping

The original permission required the planting of trees and appropriate soft landscaping along the shared boundary to mitigate noise to neighbours. If the driveway is moved closer to the boundary, the available green area for this planting is reduced. The plans do not demonstrate how the required trees and shrubs can still be accommodated or maintained in accordance with the approved landscaping conditions.

## 3. Need for confirmation that all original conditions remain in force

The Parish Council seeks reassurance that all landscaping, boundary treatment, driveway surfacing and long-term management conditions attached to S22/1065 remain fully applicable. These conditions were essential to ensuring the development integrates appropriately with its surroundings and protects neighbouring amenity.

## 6.5 **Environmental Protection**

6.6 Environmental Protection has reviewed the documents in respect of the above application and has no further comment to make

## 7 **Evaluation**

7.1 The NPPG states, 'In deciding an application under section 73, the local planning authority must only consider the disputed condition/s that are the subject of the application - it is not a complete re-consideration of the application.'

7.2 The original planning permission will continue to exist whatever the outcome of the application under section 73. The conditions imposed on the original permission still have effect unless they have been discharged. In granting permission under section 73 the local planning authority may also impose new conditions - provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission. For the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.

7.3 The principle of development in this instance has previously been established through the approval of planning permission S24/1453 which granted reserved matters permission for the description of 'Application for reserved matters relating to layout, scale, appearance, landscaping and access following outline planning permission S22/1065'. This application seeks to vary condition 1 of the approval which relates to the approved plans. For the proposed amendments to the scheme to be considered acceptable as a minor material amendment, the removal or variation of conditions should not alter the impact of the development.

## 7.4 Character and appearance of the area

7.5 The design of the linear driveway would appear more engineered than the previously approved driveway layout, however, it is not considered to result in an unacceptable impact on the character and appearance of the site when taking as a whole, nor would it result in an unacceptable visual impact in the street scene when taking in the context of the site.

- 7.6 The resulting visual character of the driveway would additionally be softened by the proposed trees along the southern boundary.
- 7.7 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the site, street scene and surrounding context in accordance with the NPPF Section 12, and Policies DE1 and SP3 of the Local Plan.
- 7.8 Neighbours' residential amenities
- 7.9 The concerns raised in representation and by the Parish Council relating to the new position of the access drive are noted, as it is acknowledged that the drive would be situated closer to the properties on Thorold Gardens. It is considered whilst there would be a level of impact resulting to these properties, it would not result in an unacceptable relationship or level of adverse impact. Nevertheless, following the receipt of the comments requesting mitigation measures in relation to noise, an amended landscaping plan has been submitted demonstrating there would be tree planting along the shared southwestern boundary with Thorold Gardens. This planting would act as a buffer between the driveway and the properties of Thorold Gardens, offering a level of mitigation to address the concerns raised.
- 7.10 The driveway material is a further point that has been raised by both the Parish Council and within representation. The driveway details have not been provided at this stage but there is a condition attached that encompasses the provision of these details prior to the driveway being brought into use.
- 7.11 Taking into account the nature of the proposed change and the scale of the proposed change, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.
- 7.12 Highways Impacts
- 7.13 The Highways Authority have raised no objections to the proposed change, with the change to the driveway layout not resulting in any increased highway safety impacts.
- 7.14 The proposal would retain adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.
- 7.15 Ecology and Biodiversity
- 7.16 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.
- 7.17 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, it is for reserved matters to a previously approved outline planning permission that was submitted and approved prior to the introduction of the BNG requirement. Therefore, this application is exempt from the BNG requirement.
- 7.18 Nevertheless, Policy EN2 would still be applicable.
- 7.19 There would not be a biodiversity net gain achieved on the site due to the nature of the proposal, however there would be soft landscaping provided as part of the scheme. The trees proposed would offer potential habitat opportunities. The previous condition relating to bat and bird boxes would remain attached to the condition.
- 7.20 Flood Risk and Drainage

- 7.21 The application site is located within Flood Zone 1, with a low risk of fluvial flooding. The flood maps show that the site is shown to have a very low risk of surface water flooding. The proposed drainage was specified as to be via soakaway under the outline application, which is acceptable in principle and the details of which can be considered under the appropriate building regulations process.

## **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 Taking the above into account, it is considered that the proposed change to the access the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policies DE1 and SP3 of the South Kesteven Local Plan. There are no material considerations that indicate otherwise although conditions have been attached.

## **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).

### **Approved Plans**

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location Plan re. 2237SP01 received 21 August 2025
  - ii. Proposed Block Plan re. 2237SP03 REV 06 received 10 December 2025
  - iii. Proposed Landscaping Plan re. 2237SP04 REV 07 received 9 March 2026
  - iv. Proposed Illustrative plan re. 2237SP05 REV 06 received 10 December 2025
  - v. Plot 1 and 2 South and North Elevation re. 2237P1 01 REV 01 received 23 May 2025
  - vi. Plot 1 and 2 East and West Elevation re. 2237P1 02 REV 01 received 23 May 2025
  - vii. Plot 1 and 2 Ground Floor Plan re. 2237P1 03 REV 01 received 23 May 2025

- viii. Plot 1 and 2 First Floor Plan re. 2237P1 04 REV 01 received 23 May 2025
- ix. Plot 3 and 4 East and West Elevation re. 2237P3 01 REV 01 received 23 May 2025
- x. Plot 3 and 4 North and South Elevation re. 2237P3 02 REV 01 received 23 May 2025

Unless otherwise required by another condition of this permission.

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

During Building Works

- 2) Notwithstanding the submitted details, before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
  - i. planting plans;
  - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
  - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 3) Notwithstanding the submitted details, before any development above damp-proof course, details of the hard surfacing of the access road within the site 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 prior to first occupation of the development hereby permitted.

Reason: To ensure that the proposed hard surfacing materials assimilate with the character of the area and does not give rise to any unacceptable adverse impacts on residential amenity of neighbouring occupiers; as required by Policy DE1 of the adopted Local Plan.

## 11.2 Before the development is occupied

- 4) Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment details on 'Proposed Landscaping Plan' re. 2237SP04 REV 05 and 'Proposed Materials Plan' re. 2237SP06.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 5) Prior to the occupation of the dwelling hereby permitted, 1 bird box and 1 bat box shall have been installed for each dwelling.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

- 6) Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the 'Proposed Materials Plan' re. 2237SP06.

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

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

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 8) The approved sustainable building measures detailed within the Sustainability Statement received 21 August and 'Proposed Illustrative Plan' re. 2237SP05 REV 05 and shall be completed in full, in accordance with the agreed scheme prior to the first dwelling hereby permitted is occupied.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- 9) Before any part of the development hereby permitted is occupied, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details shown on 'Proposed Landscaping Plan' re. 2237SP04 REV 07 unless otherwise required by another condition of this permission.

Reason: Hard and soft landscaping and tree planting make 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.

### 11.3 Ongoing Conditions

- 10) 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 condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**