



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



S23/0401

Proposal: Proposed Industrial Park
Location: Frognall Livery, Village Streets, Hards Lane, Frognall
Applicant: Squirrels Private Pension Scheme
Agent: G R Merchant Ltd
Application Type: Full/Major
Reason for Referral to Committee: Member call in Cllr Dilks – Impact on the character and appearance of the area
Key Issues: Principle of development, Scale of development, Design/layout, Impact on residential amenity, Drainage, Highway safety, Sustainability

Technical Documents: (i) Planning, Design & Access Statement
(ii) Archaeology Assessment

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Deeping St James

Reviewed by:

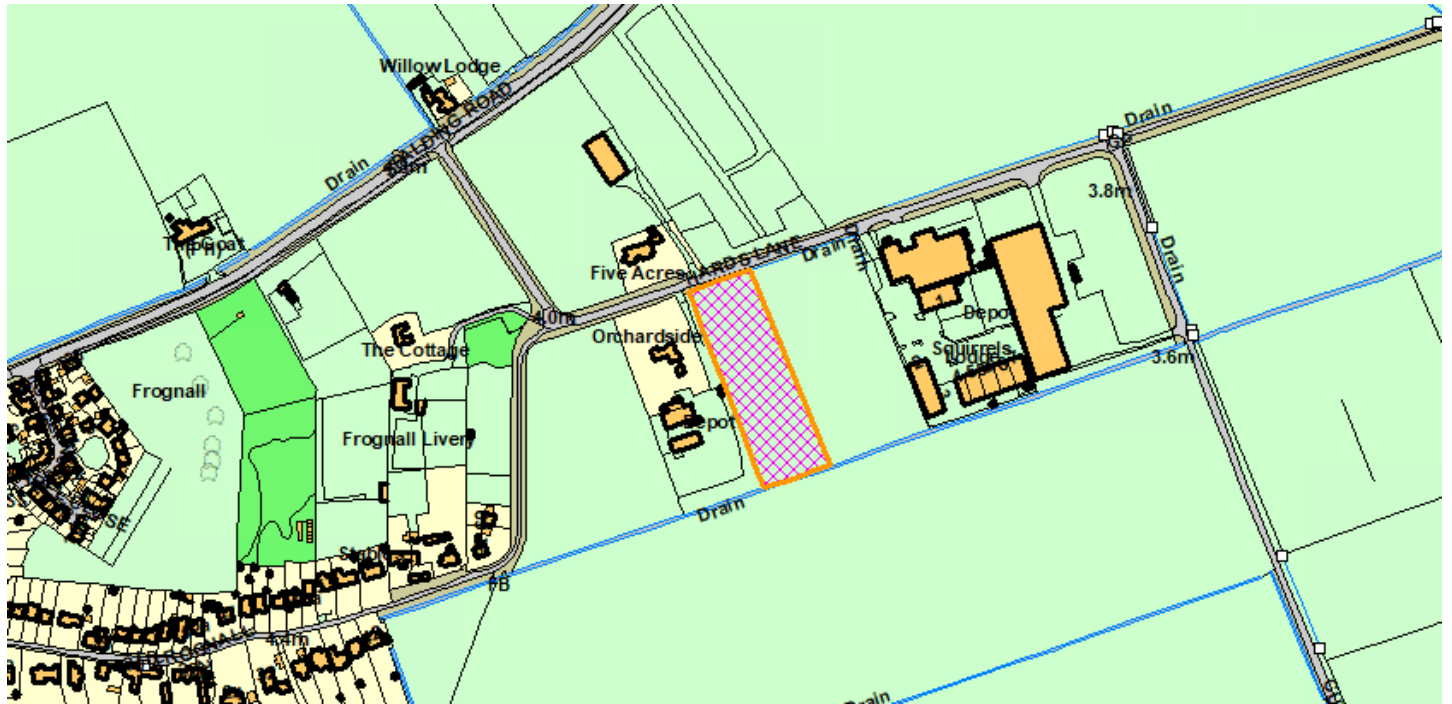
Phil Jordan, Development Management & Enforcement Manager

15 August 2025

Recommendation (s) to the decision maker (s)

That the application is approved conditionally

S23/0401 - Frognall Livery, Village Streets, Hards Lane, Frognall



1 Description of Site

- 1.1 The application site is situated on the south side of Hards Lane, the road leading east from Frognall out into agricultural land.
- 1.2 The ground is generally flat; the site is a long rectangular field stretching south from Hards Lane to a linear field drain (site length approximately 164m, width 50m with an overall area of approximately 0.82 hectares). There are no enclosures or trees on the site of any note. There is an existing hedgerow along the western boundary of the site.
- 1.3 To the west, including a dwelling known as Orchardside, is a well-established industrial/commercial area 'Squirrel's Lodge', currently providing accommodation for a number of businesses.
- 1.4 To the east is the remainder of the gap between the site mentioned in 1.3 above and a further industrial/commercial site currently occupied by Garford Farm Machinery (main occupier) and a range of businesses in smaller units.
- 1.5 Further to the east is the large commercial site operated by Kyoto Futons Ltd.
- 1.6 On the opposite side of Hards Lane is 'Five Acres' – a farm including an agricultural dwelling.
- 1.7 The gap mentioned in 1.4 above is also the subject of a current application, planning ref. S23/0404, for an office and production building. The application was submitted at the same time as S23/0401 and is discussed elsewhere in this agenda.

2 Description of Proposal

- 2.1 The submitted documentation indicates that the site would be developed for a range of commercial units having a gross internal floorspace of 2290m².
- 2.2 Within the Planning, Design and Access Statement, it is stated: *"At the frontage of the site is a development of 10 small industrial units for rental to small local businesses with 7 No larger industrial units at the rear for individual or full site rental with turning facilities for larger vehicles and HGV's".*
- 2.3 The submitted plans show that 4 no. individual buildings would be placed within the site, creating 17 no. units in total. Two parallel rows of 5 units would be sited closest to the public road. A further row of 4 units would be sited to the south of that and a block of 3 units towards the rear/southern section of the site.
- 2.4 The back of Units 1-5 would be seen from the road. This block would have a mono-pitched roof, eaves to rear/north 5.5m height and front roof edge 7m. Units 6-10 would have the same dimensions and would mirror the northernmost block. Units 11-13 would be formed within a dual-pitched building with 6m eaves and 7.8m ridge heights. Units 14-17 would be under a mono-pitched roof and would have a 6m high rear/south eaves line and a front edge, facing north into the site, of 8.2m.

- 2.5 The access point for the overall site would be situated to the east of this row. It would be shared with the development proposed under ref. S23/0404 to the east.
- 2.6 External colours are all stated within the application form to be grey/dark grey.
- 2.7 Enclosures are generally formed using 1.8m high green weldmesh fencing.
- 2.8 56 Parking spaces are proposed within the site to serve the development for staff and visitors.
- 2.9 The application form indicates that the development would connect into a sewage treatment plant rather than the mains sewer; and that surface water would be diverted to an existing watercourse. These elements are reflected in the original plans.
- 2.10 Amended details have been provided demonstrating connection to a foul package pumping station with a connection into the exiting Anglian Water network.
- 2.11 An archaeological report has also been prepared and submitted following trench evaluation works.
- 2.12 The plans indicate that a 9m x 52m wildflower meadow would be created on an easement strip at the southern end of the site. Some shrub planting is proposed in the northern part of the site, in between the access and the 2 units closest to the road. No details have been provided in relation to the planting.
- 2.13 Within the Conclusion section of the Statement it is stated: *"These industrial units are a part of an extension to Squirrels Lodge as all units are rented and more people and businesses are asking for when any will be available. Therefore, as this land has now become available with the demand for more units this site will be very good."*

3 Relevant History

- 3.1 None relevant to the current application site. Although this application should be read in conjunction with S23/0404 considered elsewhere within this agenda.

4 Policy Considerations

4.1 SKDC Local Plan 2011 - 2036

Policy E5 – Expansion of Existing Businesses

Policy E7 – Rural Economy

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water and Flood Risk Management

Policy ID2 - Transport and Strategic Transport Infrastructure

Policy DE1 - Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy
Policy SP5 – Development in the Open Countryside

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

Section 4 – Decision making

Section 6 – Building a strong, competitive economy

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

4.3 **Deepings Neighbourhood Plan**

Policy DNP4 – Protecting Local Employment Opportunities

Policy DNP9 – Promoting best practice in design

5 Representations Received

5.1 **Environmental Protection Services (SKDC)**

5.1.1 No objection; conditions recommended relating to (i) provision of a construction management plan; (ii) potential site contamination; (iii) limitation of operational hours.

5.2 **LCC Highways & SuDS Support**

5.2.1 22.3.23 - Requests further information – Drainage Strategy and Flood Risk Statement

5.2.2 12.09.2024 – No objection subject to condition in relation to the submission of a Construction Management Plan.

5.3 **Welland & Deepings IDB**

5.3.1 No objection stated; and requirements relating to its own consent regime.

5.4 **Environment Agency**

5.4.1 Initial comments – Objects on the basis that the proposed development as submitted involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer; no justification has been provided for the use of a non-mains system.

5.4.2 Final Comments – Remove our objection as the proposal demonstrates connection to the main foul sewerage network. We will leave it to your judgement as to whether a condition is necessary to ensure that the development does connect to the mains system.

5.5 **Heritage Lincolnshire**

5.5.1 4.4.23 - Advises that the site is of archaeological potential and that an evaluation should be undertaken on site (during consideration period i.e. pre-determination).

5.5.2 22.5.2024 – The archaeological report dated 1st May 2024 is satisfactory and has been approved by this office (Heritage Lincolnshire).

5.6 **Deeping St James Parish Council**

5.6.1 Supports the application in principle; suggests several issues require further consideration: (i) highway safety, (ii) parking arrangements for this & adjoining site (iii) improved landscaping.

5.6.2 Comments on amended information - Layout changes. The minor changes to the front do not address our previous concerns that the loss of countryside is not offset by good planting and screening. The planted area at the front has been increased by only about 0.5m in depth, so Units 1-5 thereby will still appear very close to the road. This element of the scheme will be unduly prominent relative to the main permanent commercial buildings to the east (that are generally set back from the road). The site is thereby being overdeveloped. It fails SKLP Policy SP4 by extending obtrusively into the countryside.

5.6.3 Biodiversity net gain (BNG). Whilst statutory requirements do not yet require this, SKLP Policy EN2 does require BNG. No such assessment is apparent. Overall, the above modest requirements are reasonable, and proportionate. On Archaeology, we welcome the new work that is presently under way.

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 2 no. letters of representation have been received. One is a clear objection raising the following points of relevance to planning:

- the increase of HGV's using the blind bend on Hards Lane
- the loss of productive agricultural land
- industrial development on a greenfield site

6.2 The second, which has been submitted by the Deepings Neighbourhood Plan Group, identifies that the principle is supported notwithstanding that it may be a departure from the development plan; also that a number of matters require resolution, namely:

- archaeological evaluation
- improvement of landscaping particularly to the northern and southern faces to respect the countryside location
- undertaking of ecological assessment
- improvement to local road network
- provision of improved access for all users e.g. pavement/path/lighting to connect to Frognall
- repair work is undertaken to Hard's lane from the junction with Spalding Road to the Kyoto entrance.

7 Evaluation

7.1 Principle of Development

- 7.1.1 The application site is relatable to the adjoining commercial site, and other nearby sites by virtue of its intended usage, scale, layout, orientation and road frontage. It would occupy part of what is effectively a gap created by previous development in a location already partially re-characterised through implementation of commercial developments. There is, therefore, logic to the proposal in that it would add relatable development in between existing commercial developments.
- 7.1.2 The site is in open countryside and on greenfield land; therefore although the principle could potentially accord in a broader sense with the development plan (for example, Local Plan policies SP1, E5, E7) in terms of siting, scale, location and context, Policy SP5 of the Local Plan would need to be satisfied in terms of justifying the need for the development to be in this location.
- 7.1.3 The premise upon which the application is submitted is that this type of development is already present, and that more similar units would expand upon existing economic/employment activity in a location already partially characterised in this way; and on a gap site adjacent to existing development of a similar nature.
- 7.1.4 It is considered that the above matters cannot be ignored and this local context and circumstances coupled with the precedents already present along Hards Lane there is a noteworthy logic in infilling what has been started here in terms of an employment hub.
- 7.1.5 The circumstances are rather unusual if not unique, with the 'gap site' having been created in-between the existing commercial activities. Taking this into account it would be hard not to consider this to be a positive opportunity for appropriate economic development in this location. Transport links are established, are known and could adequately support the additional traffic associated with the site.
- 7.1.6 Having regard to the above appraisal, it can be accepted that the development principle, although at first appearing to be a degree of tension with the Local Plan, would have the potential to be acceptable in the light of the NPPF Section 6, in particular Paragraphs 85 and 89; which state:
- 7.1.7 Para 85 - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 7.1.8 Para 89 - Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its

surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7.1.9 It should be noted that Deepings Neighbourhood Plan Policy DNP4 safeguards the land to the east and west of the application site for employment uses. As such it is considered that the proposal is a logical infill of comparable development whilst accepting that the site is technically open countryside.

7.1.10 Taking into account the above, on balance the proposal is considered to be acceptable in principle. Compliance with Policies SP5, E5 and E7 of the Local Plan. are discussed elsewhere in this report.

7.2 Scale of the development

7.2.1 The scale of the proposed development is comparable with other similar schemes adjacent. It would be subservient and proportionate in the overall context and would occupy a logical site in terms of its relationship with existing development. It is considered that it would not be out of character having regard to the way earlier projects have re-characterised the south side of Hards Lane with a commercial appearance.

7.2.2 The application, therefore, would not be in conflict with Policies E5, and DE1 of the Local Plan in respect of development scale. Neither would it be in conflict with The Deepings Neighbourhood Plan, in particular Policy DNP4.

7.3 Design/Layout

7.3.1 The layout and design of the site loosely follows the approach taken for the Squirrel's site although that entails a large, primary building in the northern part and smaller units south of it; whereas, the proposals for this site spread the 17 individual units over the site in blocks/rows of 5, 4 and 3.

7.3.2 There is no fundamental difference to this approach than has been previously taken, and the arrangement of the buildings and their appearance would not be out of character with existing developments.

7.3.3 The comments of the Parish Council and the Deepings Neighbourhood Plan Group are noted in relation to landscaping in that it is not integral to the development proposals. Existing developments along this side of Hards Lane are fairly well landscaped in terms of their roadside presence. It would, therefore, be highly desirable for a consistent approach to be taken with this new proposal.

7.3.4 An amended plan has been received that demonstrates appropriate landscaping along the frontage of the site in the form of a 9.6m landscape strip. Details of the planting and species could be secured by an appropriately worded condition.

7.3.5 With this in mind, the application would be able to accord with the objectives of Policies E5, DE1, SD1 and SP5 of the Local Plan, and with commensurate sections of the NPPF; and with the Deepings Neighbourhood Plan.

7.4 **Impact on Residential Amenity**

7.4.1 The consultation response of the SKDC Environmental Protection is important in this respect. There is no indication that, for example, assessment of noise either affecting or emanating from the development would be required. I have no reason to disagree with this stance.

7.4.2 Clarification has been sought from the applicant in relation to business operations and it has been stated that any manufacturing processes will be carried out within the industrial units. Only vehicle parking will be external.

7.4.3 On this basis it is considered that the proposal would not result in conflict with the development plan in this regard, in particular E5 and E7; also DE1 and EN4. It is also not in conflict with Policy DNP4 and DNP9 of the adopted Neighbourhood Plan.

7.5 **Highway Issues**

7.5.1 The application site would be accessed via Hards Lane. As discussed above there are a number of existing businesses operating adjacent to the site that are similarly accessed. There would be appropriate parking and turning for the proposed units.

7.5.2 A new access into the site is proposed which has been designed to accommodate the proposed development.

7.5.3 The local highway authority has confirmed no objection to the proposed development subject to a condition in relation to construction management. I have no reason to come to a differing conclusion.

7.5.4 Taking into account the above matters the proposal is considered to accord with local plan policy ID2 and NPPF Section 9.

7.6 **Drainage**

7.6.1 The Environment Agency initially expressed concern in relation to the foul drainage arrangements in that the proposal did not connect to the existing foul drainage network. Amended drainage details have been provided that demonstrate a package treatment plant with a connection to the existing Anglian water network. On this basis the Environment Agency removed the objection and suggested consideration that these drainage details are secured by an appropriately worded condition. This is considered appropriate in this instance.

7.6.2 In relation to surface water drainage, the submitted details have been accessed by the Lincolnshire County Council in its capacity as Local Lead Flood Authority. No objection

has been raised with their comments stating that they do not consider that the proposal would increase flood risk.

- 7.6.3 Taking into account the above matters, the proposal is considered to accord with local plan policy EN5.

7.7 **Ecology**

- 7.7.1 A statement entitled Ecology Report has been provided by the applicant stating that:

7.7.2 “This application is for 37% of the field as the remaining part is under a separate application for Garford Farm Machinery Ltd. The site is an agricultural field and has been in continuous arable rotation for years, the baseline ecology is consistent with intense arable systems, typical of Lincolnshire and its surrounding”.

7.7.3 “There is a hedgerow of mainly hawthorn and blackhorn on the Western boundary along with an open drain and grass bank to the Southern. The Eastern boundary is of a metal fence with existing planting. The hedgerow, grass bank and existing planting will all remain allowing for additional landscaping and tree planting to be added to the site as per drawing 01E.”

7.7.4 On this basis it is considered that there is limited opportunity for the main body of the site to have any ecological/wildlife merit. There is potential for the hedgerow running along the western boundary of the site to be of ecological merit particularly as a linear foraging feature.

7.7.5 On this basis it is considered appropriate to require an ecology assessment of the site prior to the commencement of any development. This can be achieved by an appropriately worded condition.

7.8 **Sustainability**

7.8.1 Local plan policy SB1 requires development proposals to mitigate against and adapt to climate change, and to reduce carbon emissions and energy use. On this basis it is considered appropriate to require details in this respect to be submitted to and approved in writing by the local planning authority. This can be achieved by an appropriately worded condition.

7.9 **Biodiversity Net Gain**

This application was lodged with the local planning authority as significant period of time ago. This was before the relevant legislation was in place. In this instance the planning application was made before day one of mandatory BNG on the 12th February 2024 the development is exempt from BNG.

7.10 **Loss of Agricultural Land**

7.10.1 Whilst it is accepted that the proposal would result in the loss of agricultural land, it is not considered to be a significant loss to justify a refusal of planning permission.

The matter has been discussed in a number of planning applications and recent appeals the conclusion of which being that adequate agricultural land would remain to ensure that food production within the District and wider area would not be undermined.

7.11 Archaeology

- 7.11.1 During the life of the planning application investigatory trial trenching has been undertaken. The findings of which have been submitted in support of the application.
- 7.11.2 The Archaeological Trial Trenching Evaluation has been assessed by Heritage Lincolnshire who have confirmed that the report is satisfactory and has been approved by their office.

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 Conclusion and Planning Balance

- 10.1 The proposal is in accordance with Local Plan Policies E5, E7, EN1, EN2, EN4, EN5, ID2, DE1, SB1, SD1, SP1, SP2 and SP5 and , (Policies DNP4 and DNP9 of the Deepings Neighbourhood Plan) and Sections 4, 6, 9, 12 and 15 of the NPPF and whilst concerns are raised in relation to visual amenity, highway safety and capacity, ecology and loss of agricultural land they are not considered to outweigh the policies referred to above.

RECOMMENDATION: that the development is Approved subject to the following conditions:

Time Limit for Commencement

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

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Plan, Location Plan, Street Scene – Proposed – Drawing No. 01E

- ii. Units 1-5 Ground Floor – Elevations Proposed Drawing No. 02C
- iii. Units 6-10 Ground Floor – Elevations – Proposed Drawing No. 05A
- iv. Units 11-13 Ground Floor - Elevations – Proposed Drawing No. 03C
- v. Units 14-17 Ground Floor - Elevations – Proposed Drawing No. 04A

Unless otherwise required by another condition of this permission.

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

Pre-commencement

- 3 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) the parking of vehicles of site operatives and visitors;
- b) loading/unloading and storage of construction materials
- c) wheel cleaning facilities and road cleaning arrangements;
- d) measures to control the emission of dust and noise during construction;
- e) a scheme for recycling/disposing of waste resulting from site preparation and construction works;
- f) hours of construction work, site opening times, hours of deliveries and removal of materials; and
- i) routing of construction traffic

Reason: To minimise detrimental effects to the neighbouring amenities and the amenities of the area in general, having regard to Local Plan Policy DE1 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby permitted details demonstrating how the proposed units 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; the provision of charging points and a timescale for implementation.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme prior to the occupation of each unit.

Reason: To ensure the building includes sustainable building measures in accordance with Policy SB1 of the adopted South Kesteven Local Plan

- 5 Prior to the commencement of the development hereby permitted an ecological survey of the site shall be undertaken, the findings of which shall be submitted to and approved in writing by the local planning authority.

Any identified mitigation shall be undertaken in accordance with details to submitted to and approved in writing by the local planning authority.

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

During building works

- 6 The surface and foul water drainage works shall be undertaken in accordance with Dwg No. 0335-JCE-00-SI-DR-C-3000 and Dwg. No. 0335-JCE-00-SI-DR-C-3001 with Drainage General Arrangement Extended View Dwg. No. : 0335-JCE-00-SI-DR-C-3002.

Reason: To ensure a satisfactory means of drainage including connection to the mains system.

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

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

- 8 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.

Before the development is occupied

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

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

- 10 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.

- 11 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms 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.

Ongoing Conditions

- 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 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.

- 13 The external areas of the development hereby permitted shall be use for parking, turning and unloading. There shall be no manufacturing or fabrication undertaken outside of the buildings hereby permitted.

Reason: To define the permission, for the avoidance of doubt and in the interests of the amenity of neighbouring occupiers.

Notes 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 paras 38 of the National Planning Policy Framework.
- Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

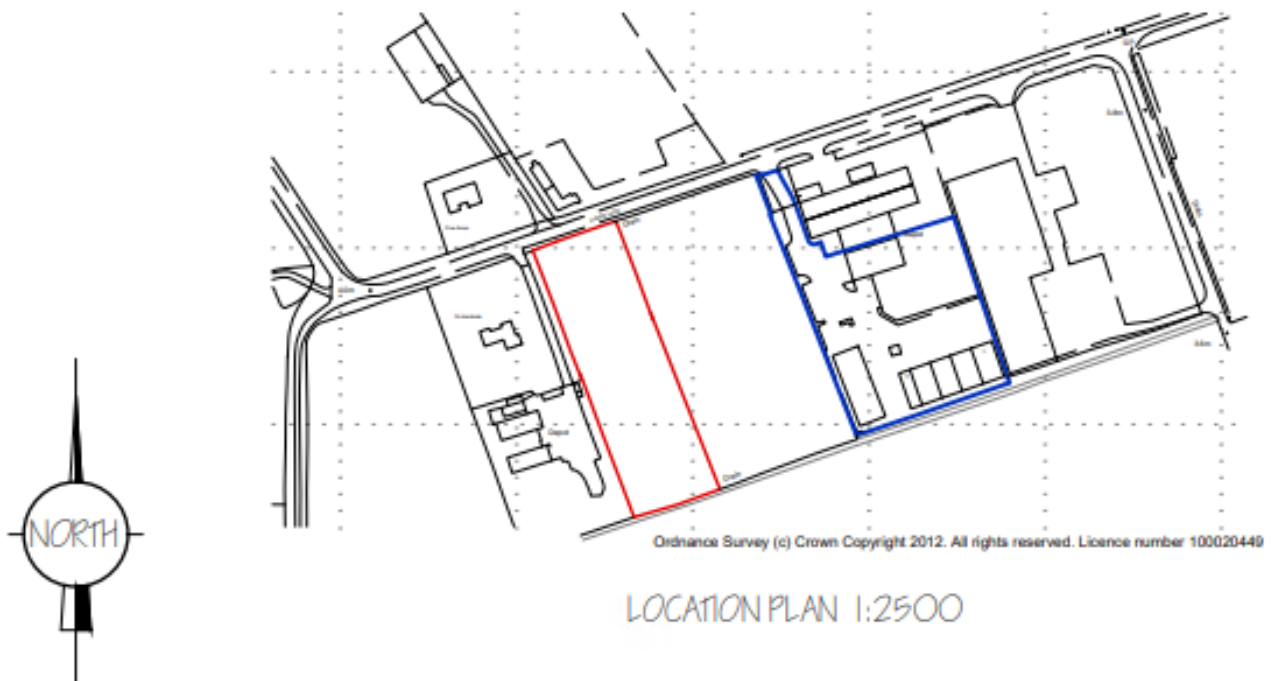
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Kesteven District Council.

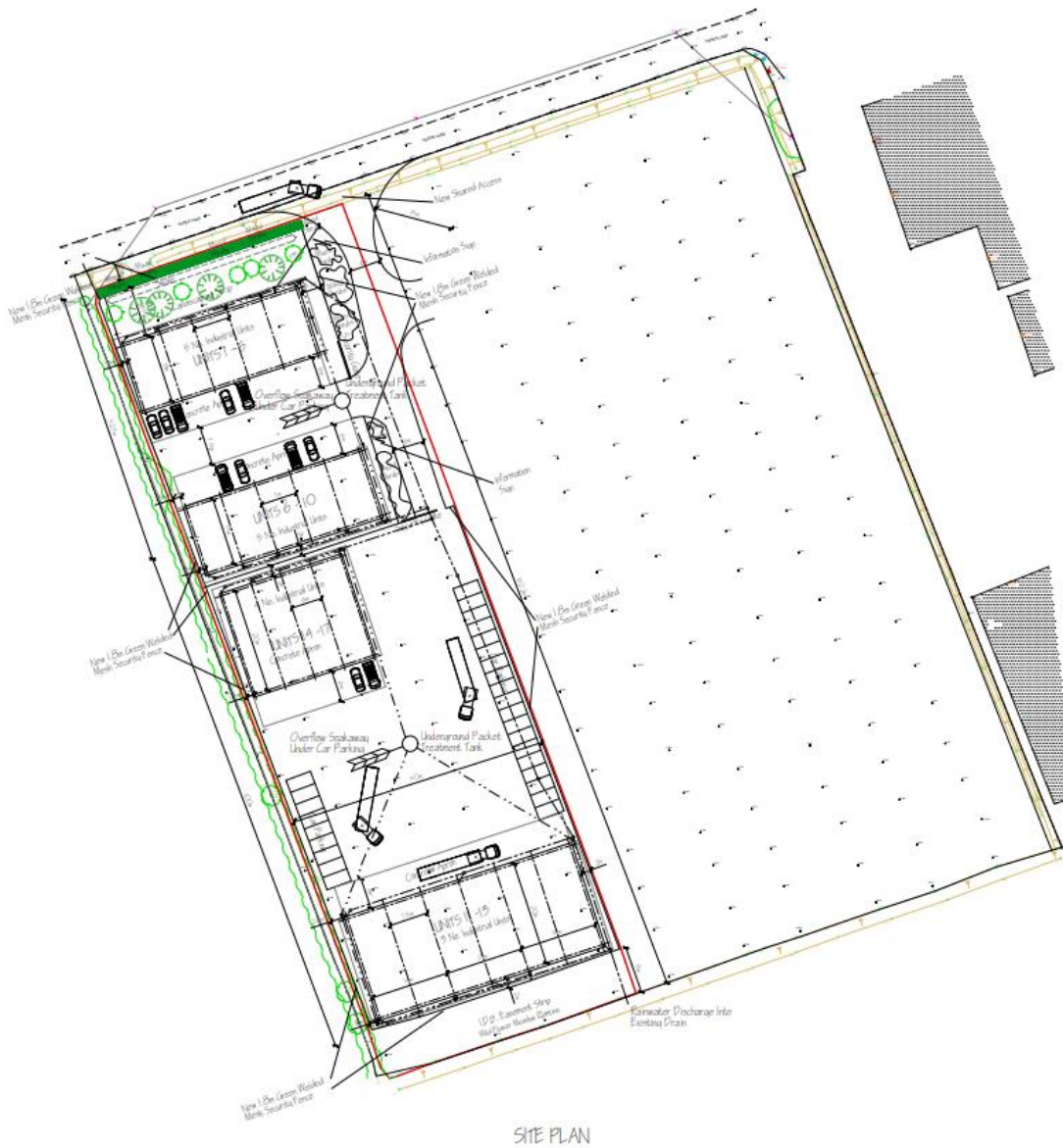
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the application was made before day one of mandatory BNG on the 12th February 2024.

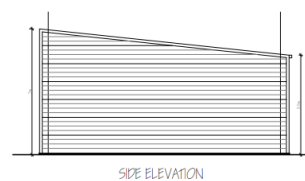
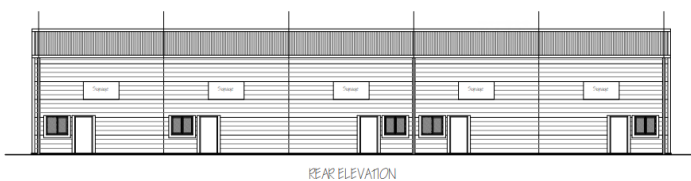
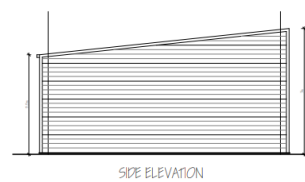
Location Plan



Site Plan



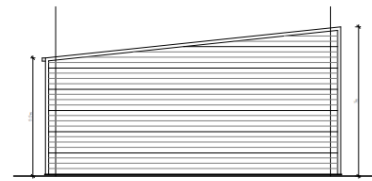
Elevations – Units 1-5



Elevations – Units 6-10



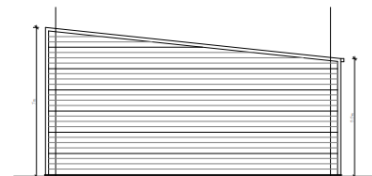
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

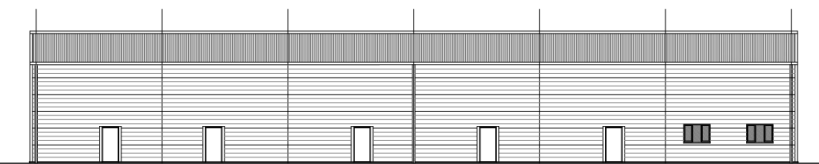
Elevations – Units 11-13



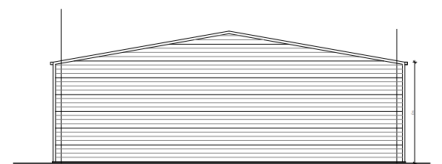
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

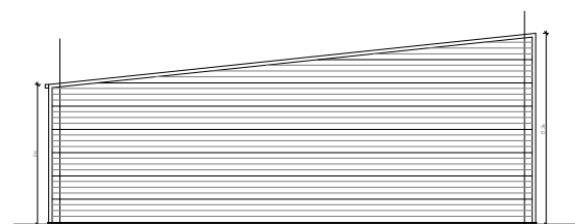


SIDE ELEVATION

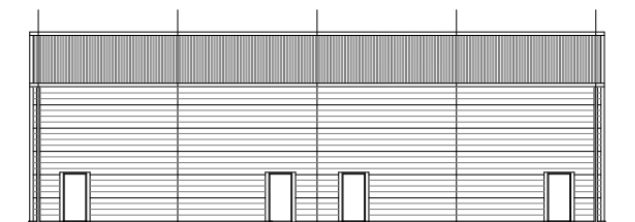
Elevations 14-17



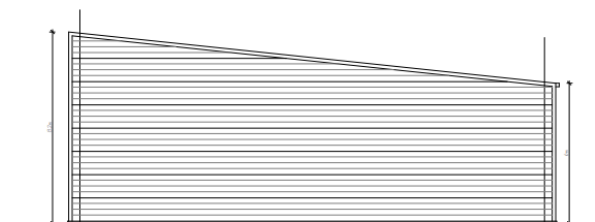
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION