



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Planning Committee

23rd October 2025

S25/1626

Proposal:	Demolition of existing vacant community facility and construction of 3no. terraced bungalows
Location:	Toller Court, Horbling, NG34 0PW
Applicant:	South Kesteven District Council
Agent:	William Saunders LLP
Application Type:	Full planning permission
Reason for Referral to Committee:	South Kesteven District Council is Landowner and Applicant
Key Issues:	Principle of Development
Technical Documents:	Design and Access Statement Drainage Strategy Flood Risk Assessment Biodiversity Net Gain Assessment and Metric

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Toller

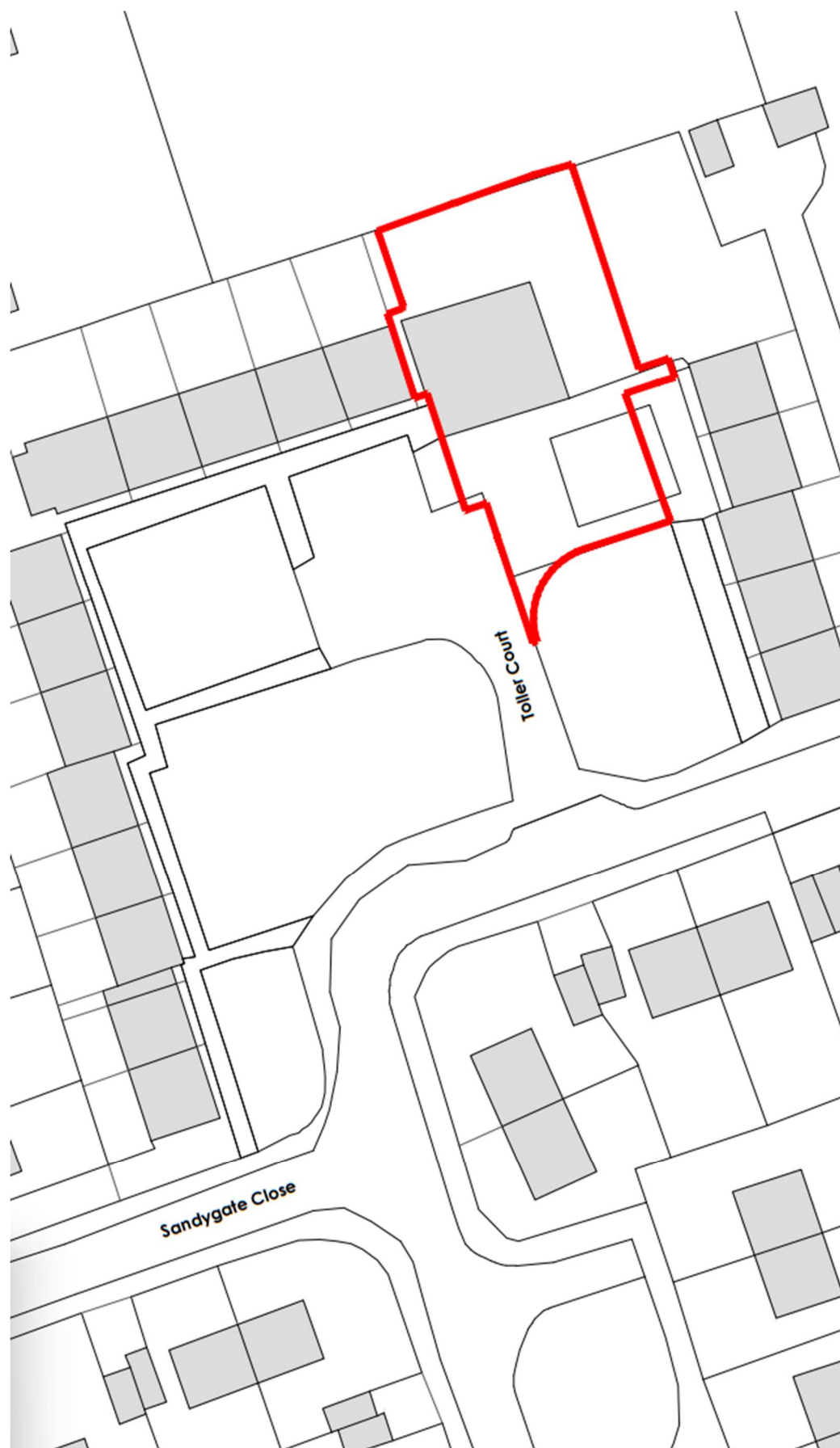
Reviewed by:

Adam Murray – Principal Development Management Planner

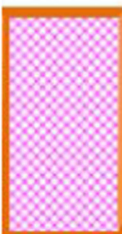
10 October 2025

Recommendation (s) to the decision maker (s)

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



Key



Application
Boundary



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1 Description of Site

- 1.1 The application site is located in the village of Horbling, with access from Toller Court. Toller Court comprises a range of bungalows, and was once a sheltered accommodation scheme. The site is the former resident's lounge / community hall for the residents of Toller Court, however this finished a number of years ago, and it has been left vacant. The building was previously two storey with the first floor an apartment for the warden, but when the building was re-roofed the building was made single storey.
- 1.2 A material planning consideration would be the previous planning application to convert the community hall into 2no. 2-bedroom bungalows was approved in 2020 under ref. **S20/0786**, however the permission was not implemented and has lapsed, therefore it cannot be considered a fallback position.

2 Description of Proposal

- 2.1 It is proposed to replace the former community hall with 3no. terraced bungalows on the original footprint of the hall and extending to the south.
- 2.2 The proposed development consists of 1no. one bedroom two-person bungalow and 2no. two bedroom three-person bungalows. The bungalows will provide sufficient space for the proposed use, along with rear garden amenity space and car parking provision for 5no. parking spaces for the three dwellings, and a small area of open space. The dwellings will be affordable housing owned and operated by South Kesteven District Council.

3 Relevant Planning History

S18/1262

Alterations to and conversion of former resident's lounge facility to a 5-bedroom bungalow and the construction of a standalone laundry room.

Approved Conditionally

17/10/2018

S18/2061

Section 73 application for the variation of condition 2 (approved plans) and removal of condition 4 (laundry block) of planning permission S18/1262.

Approved Conditionally

28/12/2018

S20/0786

Conversion of the former resident's lounge into two bungalows.

Approved Conditionally

05/08/2020

4 Policy Considerations

- 4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development
Policy SP6 – Community Services and Facilities
Policy H4 – Meeting All Housing Needs
Policy EN2 – Protecting Biodiversity and Geodiversity
Policy EN5 – Water Environment and Flood Risk Management
Policy DE1 – Promoting Good Quality Design
Policy ID2 – Transport and Strategic Transport Infrastructure

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

4.3 **National Planning Policy Framework (NPPF) (Published December 2024)**

Section 5 – Delivering a sufficient supply of homes.

Section 9 – Promoting sustainable transport.

Section 12 – Achieving well-designed places.

5 **Representations Received**

5.1 **Environment Agency**

5.1.1 No comments to make

5.2 **SKDC Environmental Protection**

5.2.1 Comments to make:

5.2.2 SKDC Environmental Protection has requested a number of planning conditions for a Construction Management Plan, Contaminated Land, and Demolition.

5.3 **Anglian Water**

5.3.1 Objection.

5.3.2 *'We need to inform you that there is a 3inch water main, and 2x 150mm foul sewers which are crossing the development site and are affected by the proposed development. We have reviewed the submitted development layout plan and we can see that plots 1, 2 and 3 are affected by the above Anglian Water owned assets. Anglian Water does not permit these assets to be located within the curtilage of the proposed building. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above asset will be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and take the above in consideration to reflect the easement required for the sewer which is: 3inch water main: 4.5 metres overall 150mm foul sewer: 3 metres both side of the centre line'.*

5.4 **Lincolnshire County Council (Highway and Lead Local Flood Authority Report)**

5.4.1 No objections.

5.4.2 Comments:

'The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. This section of Toller Court is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on the section of Toller Court running North to South and its

junction with Toller Court Running East to West. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

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 National Grid

5.5.1 No objections.

5.5.2 *‘Thank you for the opportunity to comment on this proposal, we would like to bring to your attention the presence of the nearby substation and multiple mains underground cables. The proposal indicates that the proposed properties rear gardens will be in the direct vicinity of our cables. Prior to any works starting please contact National grid electricity distribution to discuss the works proposed in more details’.*

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 2 letters of representation have been received, which has raised objection to the development. The letters of representation have raised the following material planning considerations:

- Increased parking demand
- More traffic on Toller Court
- New build would not be in keeping with local buildings
- Noise and disruption from construction
- Wish to retain the open space area
- The large bungalows could have children living there
- Noise from new resident’s cars and children

7 Evaluation

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

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

7.3 In addition, the policies and provisions set out in the National Planning Policy Framework (NPPF) (“the Framework”) (Updated December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 Principle of Development

- 7.4.1 Local Plan Policy SP2 defines Horbling as a Smaller Village and states development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development would not compromise the village's nature and character. However, South Kesteven District Council can no longer demonstrate a sufficient 5-year land supply, and this means that the relevant Local Plan policies relating to housing land supply will be considered 'out of date' and cannot be relied upon. The presumption in favour of sustainable development set out in paragraph 11 of the NPPF will now apply to development proposals for new homes.
- 7.4.2 The proposal would provide additional housing supply for the village. Policy SP3 (Infill Development) states that infill development will be supported in all settlements defined in Policy SP2, provided that:
- (a) It is within a substantially built-up frontage or redevelopment opportunity (previously development land)
 - (b) It is within the main built-up part of the settlement
 - (c) It does not cause unacceptable impact on the occupiers' amenity of adjacent properties
 - (d) It does not extend the pattern of development beyond the existing built form; and
- 7.4.3 With regards to compliance with criteria (a) and (b) above it is considered that the site is a redevelopment opportunity and within the main built-up part of the settlement of Horbling. With regards to criteria (d) the development of the site would not extend the pattern of development beyond the existing built form and would replace the previous use on the site. The wider site is bounded by established hedging, which provides a natural boundary to the primary school.
- 7.4.4 Policy H4 (Meeting All Housing Needs) is also applicable as this would provide additional small bungalows in an area of Horbling characterised by small bungalows, and this proposal would be in support of this Policy, particularly (a). The new housing proposed would
- (a) Enable older people and the most vulnerable to promote, secure and sustain their independence in a home appropriate to their circumstances, including through the provision of specialist housing (as defined in the Glossary) across all tenures in sustainable locations.
- 7.4.5 Policy SP6 (Community Services and Facilities) outlines that planning applications for the change of use of all community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that:
- (a) There are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
 - (b) The existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.
- The proposal must also demonstrate that consideration has been given to:
- (c) The re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use; and

(d) The potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

7.4.6 The resident's lounge / community hall is considered to be a former community facility in Horbling. The planning submission included a Design and Access Statement (June 2025) and this includes information regarding the previous use as a community hall. The planning officer considers that building provided a very specific community function to the residents of Toller Court only. The use ceased more than 5 years ago and the building has been vacant ever since. The building has suffered antisocial behaviour and it would not be suitable for another use in its current condition and proximity to neighbouring residents.

7.4.7 Application ref. **S20/0786** is a material consideration, and it was previously accepted that the loss of the community facility was acceptable. The policy context remains similar with this proposal providing additional residential use on the site.

7.4.8 As such the principle of a residential use at this location is supported and in accordance with the above policies and guidance.

7.5 **Impact on the Character and Appearance of the area**

7.5.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on the character and appearance of the area and loss of open space.

7.5.2 The character of the site is residential, with residential uses in a C-shaped development of small bungalows, with a small car park area. The area is verdant with the bungalows set back and arranged around a central landscaped area comprising of trees and grass with benches.

7.5.3 The proposed development considers the existing character and appearance of Toller Court and responds with a terrace of three bungalows. The design and layout consider Toller Court, and the buildings are on the existing site of the resident's lounge / community hall on the existing building line, set back from the street. The dwellings face the open space and an off-street parking area, with additional car parking proposed on an area of hard landscaping, which the planning officer observed on the site visit is currently being used for car parking. It is the officer's opinion that the proposed form and position of the dwellings is acceptable to the character and appearance of the area, and the development would involve the negligible loss of open space to hard landscaping.

7.5.4 The design and materials are typical of Toller Court with buff facing brickwork walls, grey Sandtoft Calderdale concrete interlocking roof tiles, white uPVC windows and patio doors, and a black front door. The boundary treatment would comprise of a close boarded timber fence to enclose the rear garden. The front gardens would be open as existing to the parking and landscaped area. The parking area would be tarmac as existing. The proposal would therefore be in keeping with the character and appearance of the local area in terms of design and materials.

7.5.5 The proposals are considered to be appropriate to the local character and surrounding context, in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

7.6 **Impact on Amenity and Neighbouring Uses**

7.6.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on residential amenity e.g. noise, during construction and occupation of the three dwellings.

- 7.6.2 The site is located in a residential area within the village of Horbling. The three dwellings face an area of landscaping and parking, with other bungalows forming a C-shaped development. The dwellings are located on the site of the former resident's lounge / community hall. There are windows on the front, and rear elevations of all three plots. Plot 1 has windows on the north elevation, and Plot 3 has windows on the south elevation again facing the side fence to the boundary. There would be no adverse impact on the amenity of the neighbouring properties in terms of loss of privacy, loss of light or overlooking.
- 7.6.3 The three dwellings would all have private amenity space to the rear of the bungalow, enclosed by fencing. There would be parking provision to the front of the line of dwellings in an area which is already used for parking off-street.
- 7.6.4 Environmental Protection has been consulted and not objected to the proposal, subject to suitable planning conditions for a demolition plan, construction management plan and contaminated land. The planning officer considers that the imposition of these planning conditions would address any concerns regarding impact on residential amenity during the construction of the development.
- 7.6.5 It is concluded that there would be a satisfactory separation distance from neighbouring dwellings, and there would be no harm to the residential amenity of the occupiers of adjacent dwellings in accordance with Local Plan Policy DE1 and Section 12 of the NPPF.

7.7 Flood Risk and Drainage

- 7.7.1 Policy SD1 sets out the criteria for new development to ensure it is sustainable. 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.
- 7.7.2 Section 14, para 170 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 7.7.3 The site is located in Flood Zone 2 according to Environment Agency maps with a medium probability of flooding from rivers and the sea. The community use and the proposed residential use are both categorised as 'More vulnerable' under the flood risk vulnerability classification. Therefore, the vulnerability would not change for the site, and it is likely that the sequential test would be passed.
- 7.7.4 The application was accompanied by a Flood Risk Assessment (March 2024) which confirms the site is in Flood Zone 2 and the design life of the development has used the 2080s climate change allowance of 21% for design flood. Climate change allowances have been used for the design of the drainage system. The site is at very low risk of surface water flooding. The development of the site will increase the impermeable area.
- 7.7.5 In response to flood risk mitigation it is proposed to profile proposed hard surfacing to direct pluvial runoff and overland flows away from the build development and towards a positively drained area. The proposed site levels will remain existing levels where possible. Finished floor levels will be 150mm above ground levels.
- 7.7.6 The application was also accompanied by a Drainage Strategy (August 2025) and Preliminary Drainage Layout, drawing ref. 12802-WMS-ZZ-XX-D-C-39201-S8-P1. The

Drainage Strategy details that there is an existing 150mm diameter public foul sewer in the west of the site with a 6m easement, and a 150mm diameter public foul sewer in the east of the site with a 6m easement. It is proposed to construct part of the proposed building footprint within the 6m easement of this sewer, with the footprint being up to 1.92m from the centre of the sewer. The applicant's agents have had initial discussions with Anglian Water and been advised that a build over / build near application needs to be submitted but requires detailed drawings of the proposed works. There is a foul water pumping station by the electrical substation 10m southeast of the site. There is a 15m easement from the adopted pumping station, where there is an area of open space. Foul water from the development would discharge to the foul water sewer. Surface water runoff would be infiltrated to ground onsite. The residential roofs and car parking would use SUDs mitigation.

- 7.7.7 The Environment Agency was consulted on the development, and the response was that the EA did not wish to make any comments on the application.
- 7.7.8 Anglian Water was consulted on the development and objected to the proposal. The planning officer has considered the comments and notes the objection from Anglian Waters to encroachment on the easements. However, the proposed dwellings are South Kesteven District Council's affordable housing provision and would remain withing public ownership with maintenance and access possible in the future.
- 7.7.9 As such, the application is considered to accord with Policy EN5 of the Local Plan and Section 14 of the NPPF.

7.8 **Impact on Biodiversity, Ecology and Trees**

- 7.8.1 The site currently comprises a building, hardstanding access road, car park and pedestrian pathways, and modified grassland area. The grass area was frequently mown. The small area of introduced shrubs was present with bramble, common lilac, a non-native dogwood species, ivy, nettle and hedge bindweed. Three individual trees were present outside of the survey area with a medium cherry, a small birch and a medium birch. These are to be retained. The application was accompanied by a Biodiversity Net Gain Assessment and Metric.
- 7.8.2 The site's baseline BNG is 0.09 habitat units. The post development BNG value would be 0.05 habitat units. The overall change would be -43.57% habitat units. The development would not meet the statutory requirement of the BNG for a 10% net gain, as it results in a loss of habitat units.
- 7.8.3 The BNG Assessment report suggests that the net gain could be achieved through tree planting on site, off-site habitat enhancement/creation or BNG credits. There is no further information provided.
- 7.8.4 Notwithstanding this, the identified conflict could be satisfactorily resolved through the imposition of the statutory BNG planning condition, if the application were deemed to be acceptable in all other respects.

7.9 **Climate Change**

- 7.9.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires consideration of a number of matters including minimising the use of resources and the production of waste; meeting high environmental standards in terms of design and

construction; encouraging the use of sustainable construction materials and proactively enhancing the District's character and natural environment.

- 7.9.2 Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate against and adapt to climate change. This includes a requirement for development proposals to demonstrate how carbon dioxide emissions have been minimised; achieve a "water neutral position", including the provision of an appropriate water efficiency promotion and consultation education programme as part of all major residential developments; and supporting low carbon travel, including the provision of electric car charging points.
- 7.9.3 All development proposals should therefore include information on energy consumption in particular demonstrating how carbon dioxide emissions have been minimised in accordance with the energy hierarchy, and on water resources, to promote enhanced sustainability.
- 7.9.4 The Design and Access Statement confirms that the proposed dwellings will be more energy efficient and comply with modern building regulations. The buildings will also be built in traditional masonry, and constructed to minimise waste on site. The buildings will utilise natural ventilation, and cooling will be achieved by cross ventilation, adequate shading and window G values. The Design and Access Statement also confirms that the development will explore initiatives to reduce the amount of water used by residents (e.g. dual flush cisterns, low flow taps etc). Additionally, all the dwellings will be provided with an electric car charging point.
- 7.9.5 To summarise, insufficient detailed 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 Sections 12 and 14 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.
- 7.10 **Access, Highway Impacts and Parking**
- 7.10.1 It is acknowledged that there have been representations concerned with the impact of the proposed development on the local highways network and parking.
- 7.10.2 The site is located within the village of Horbling, and within walking distance of the village's amenities. The proposed bungalows would be accessed via the existing access arrangements, and the car parking area would be expanded to provide parking for the additional dwellings.
- 7.10.3 The local highways authority, Lincolnshire County Council, was consulted, and has no objections to the proposal. The local highway authority commented that Toller Court is a private road, but that the highway authority maintains the footways. The applicant would need to contact the Streetworks and Permitting team to organise a footway closure for the works to take place, and an informative is below.
- 7.10.4 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

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 The proposal would provide three additional dwellings for the village, and it is considered that the proposal would be suitable, utilising brownfield land within the village. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Policy SP3 and DE1 of the South Kesteven Local Plan, and Section 12 of the NPPF. The material considerations in this case, including the tilted balance would weigh in favour of granting planning permission.

11 Recommendation

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

Time Limit for Commencement

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

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location Plan, drawing ref. 12802-WMS-ZZ-XX-D-A-10202-S2-P03 (received 29/08/25)
 - ii. Proposed Block Plan, drawing ref. 12802-WMS-ZZ-ZZ-D-Z-10002-S2-P03 (received 29/08/25)
 - iii. Proposed Site Layout, drawing ref. 12802-WMS-ZZ-ZZ-D-A-1001-S2-P05 (received 29/08/25)
 - iv. Proposed Floor Plans, drawing ref. 12802-WMS-ZZ-00-D-A-10400-S4-P02 (received 29/08/25)
 - v. Proposed Elevations, drawing ref. 12802-WMS-ZZ-ZZ-D-A-10600-S4-P02 (received 29/08/25)
 - vi. Preliminary Drainage Layout, drawing ref. 12802-WMS-ZZ-XX-D-C-39201-S8-P1 (received 29/08/25)

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

Demolition Management Plan

- 3 Before the development hereby permitted is commenced (including any demolition works), the method of demolition of the existing building(s) shall have been submitted to and approved by the Local Planning Authority.

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

Reason: The site is in a sensitive location and in order to protect neighbouring properties the working methods will need to be carefully considered.

Construction Management Plan

- 4 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.

The Construction Management Plan and Method Statement shall include:

- Controls for dust and noise
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

Reason: To prevent disturbance to the amenities of residents living in the locality and in accordance with Policy EN4 and DE1 of the Local Plan.

Contaminated Land

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

Reason: To ensure the safe management of the site in accordance with Policy EN4 and DE1 of the Local Plan.

During Building Works

Hard Landscaping Details

- 6 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;

- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- viii. retained historic landscape features and proposals for restoration, where relevant.

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 Details

7 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.

Sustainable Building

8 Before any works on the external elevation of the development hereby permitted are begun, details demonstrating how the proposed development would comply with the requirements of Local Plan Policy SB1 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.

Before the Development is Occupied

Hard Landscaping Implementation

9 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works 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.

Soft Landscaping Implementation

- 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.

Materials Implementation

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

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

Ongoing Conditions

Soft 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 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.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 04

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

Highway Informative 08

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>

Biodiversity Net Gain Informative

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.

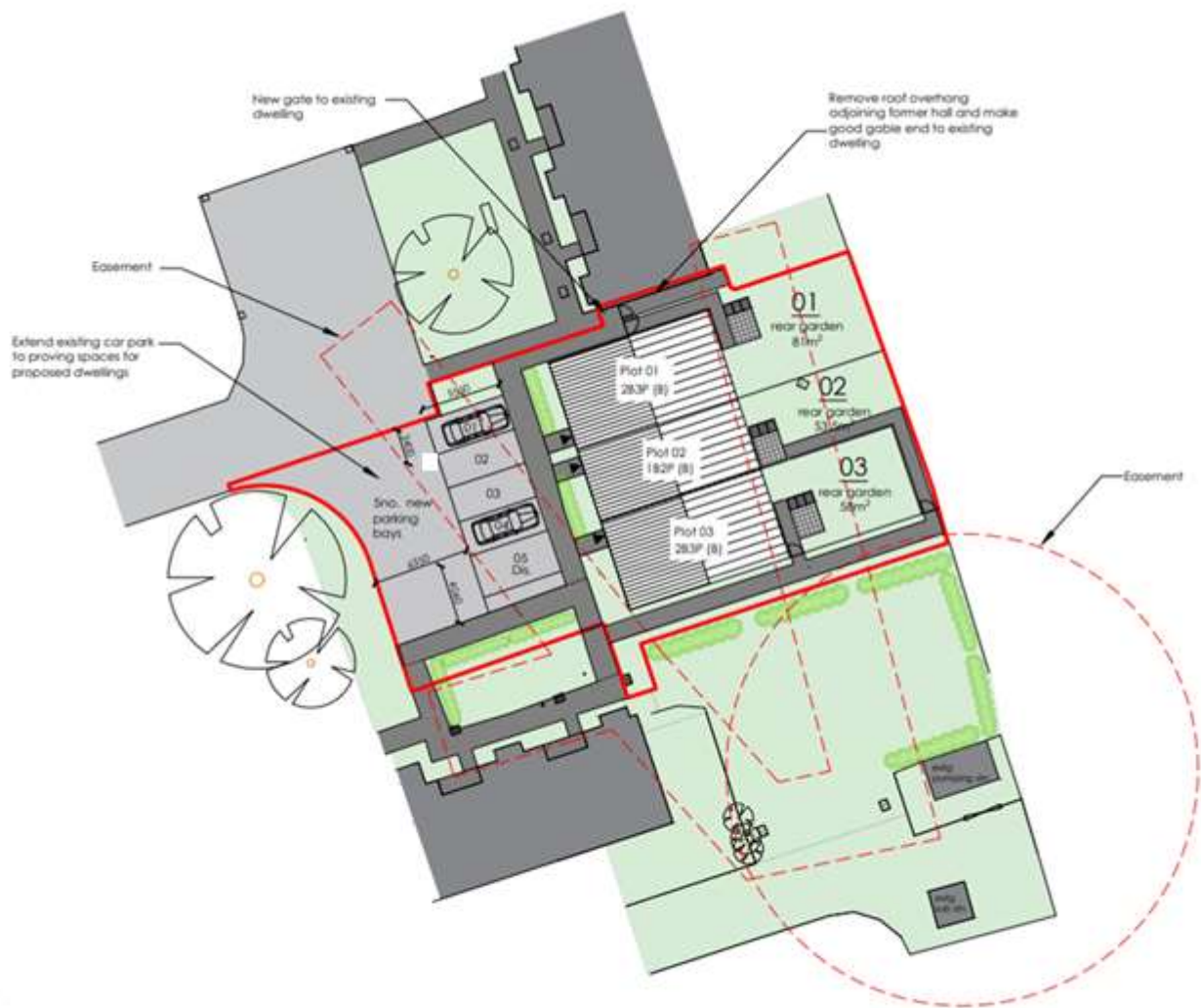
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

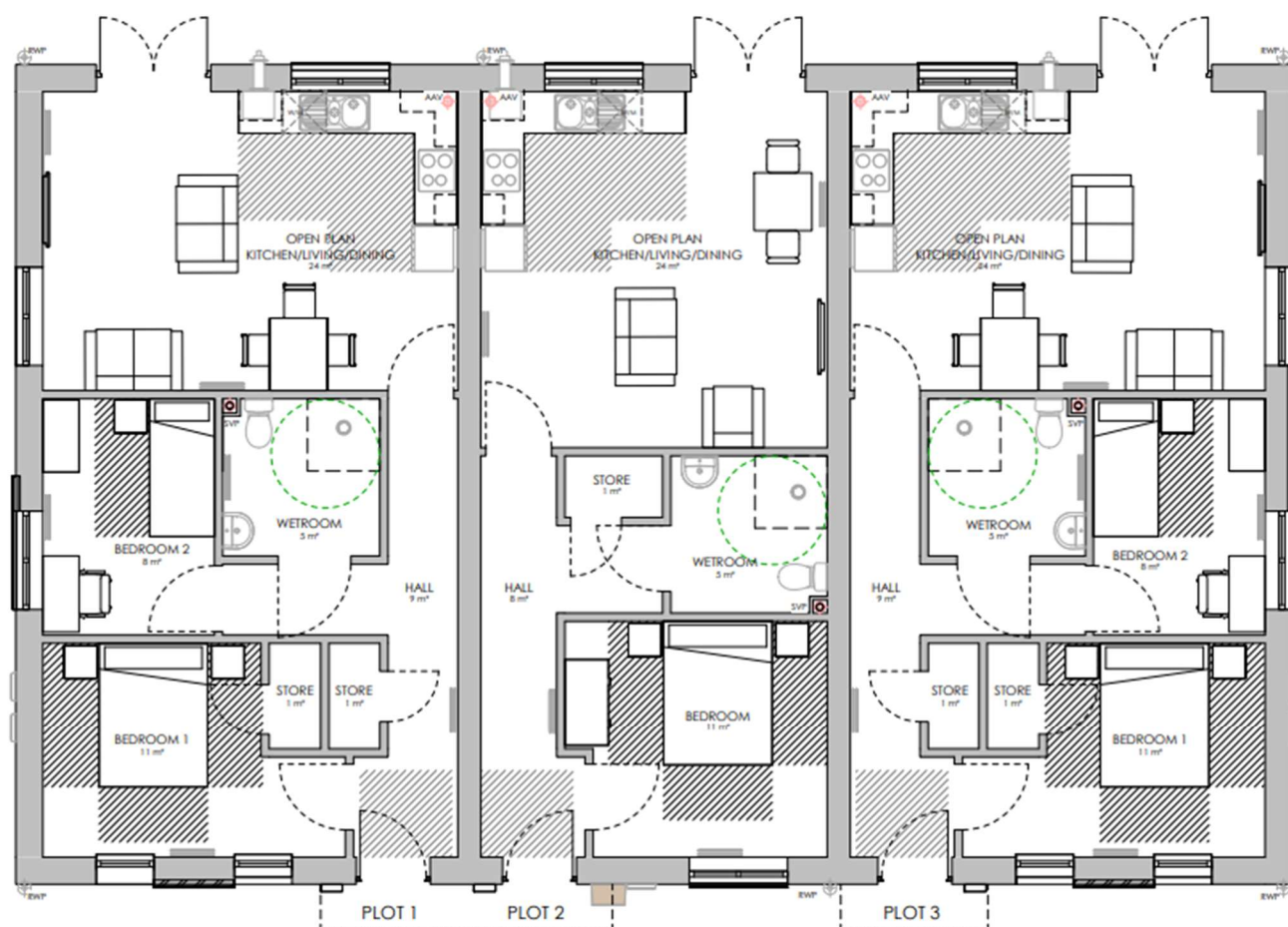
The site plan shows the layout of the Toller Court development. The main area is divided into three plots, each outlined in red. Plot 01 is the largest, followed by Plot 03 and then Plot 02. The plan includes dimensions for the plots and surrounding areas, as well as labels for 'Toller Court' and 'Plot 01', 'Plot 02', and 'Plot 03'.

Plot	Area	Dimensions
Plot 01	283P (B)	45.50m x 70.50m
Plot 02	182P (B)	45.50m x 40.50m
Plot 03	283P (B)	45.50m x 40.50m

PROPOSED SITE LAYOUT



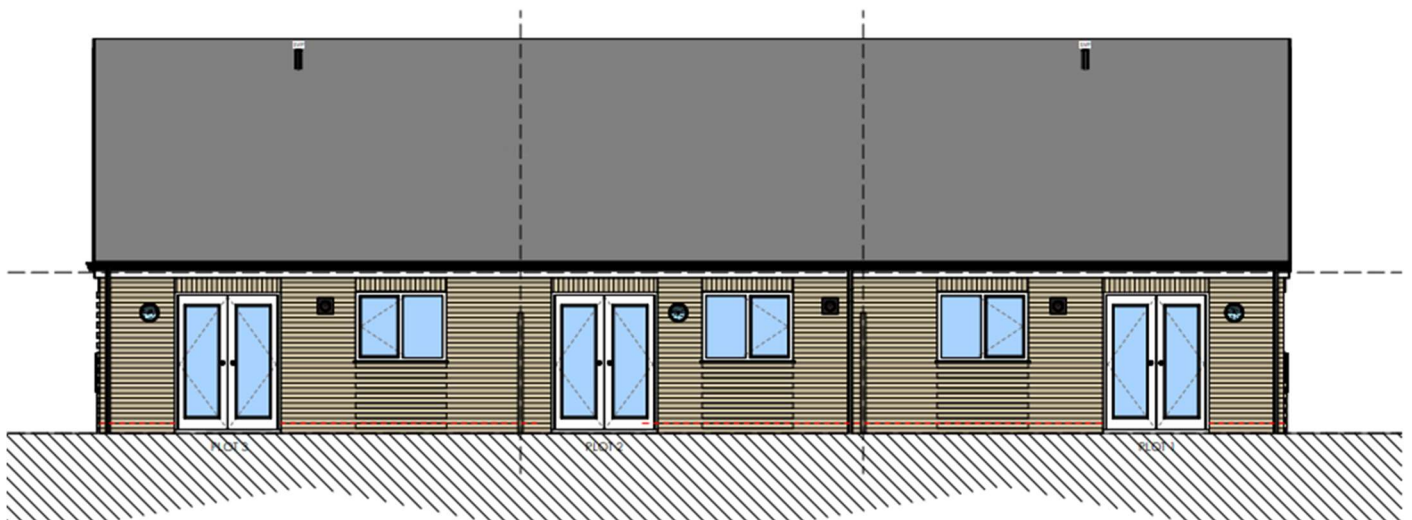
PROPOSED FLOORPLANS



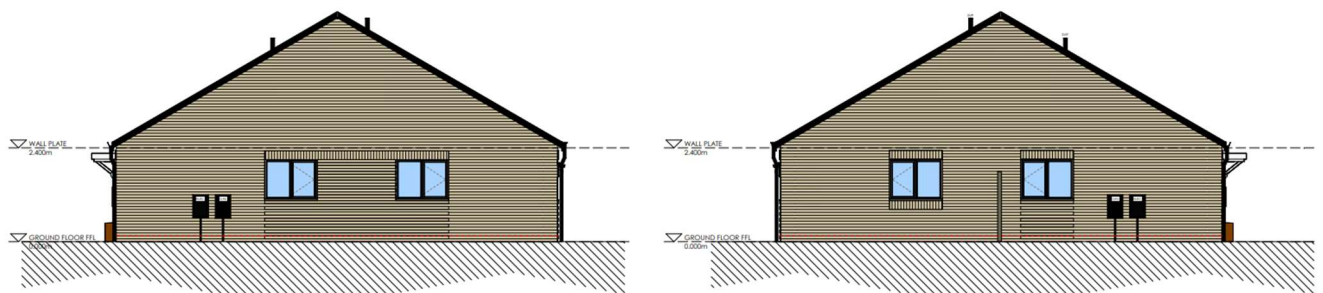
PROPOSED ELEVATIONS



Front Elevations



Rear Elevations



Side Elevations

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable