



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

19 March 2026



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
Applicant:	Mr R Lee
Agent:	Mike Sibthorp Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Called in by Councillor Ian Stokes <ul style="list-style-type: none"> • Impact on highways safety • Impact on the character of the area
Key Issues:	<ul style="list-style-type: none"> • Character and appearance of the area • Neighbours Residential Amenities • Highway Safety

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Peascliffe & Ridgeway

Reviewed by:

Adam Murray – Principal Development Management Planner

27 February 2026

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 proposed application site comprises of a parcel of land along Belton Lane in Great Gonerby. Development of the land adjacent the application site has been approved under S18/1457 and has been partially implemented, dwellings adjacent the application site having been substantially constructed. When complete, the development would result in houses to the south of the proposed application site with allotments used in association with the approved residential development to the south located directly east of the application site.
- 1.2 The access to the site would be via a single access point from Belton Lane.

2 Description of Proposal

- 2.1 This application is seeking outline planning permission for the erection of up to 7 dwellings. The outline application was submitted with all matters reserved except for access; however, it was considered by the Local Planning Authority that details of layout should be provided for the determination of the application.
- 2.2 These details were subsequently provided; however as will be explained further into the report, it was considered necessary to return layout to being a reserved matter following its assessment. Therefore, whilst layout details were submitted and considered, this application would solely be seeking outline permission with access for approval only.

3 Relevant History

- 3.1 S23/2242 – Full planning application - Residential development of land comprising 7 dwellings and access road – Refused – Refusal reasons as follows:

1. The site lies outside of the settlements as prescribed by Policy SP2. By reason of its location outside of any main settlement, the site cannot be regarded as an infill plot and is located in the open countryside where new development is strictly controlled to limited exceptions as set out in Policy SP5. The proposed development would not comply with any of the prescribed exceptions. The provision of dwellings on this site would adversely encroach into the open countryside causing harm to the surrounding character of the area. The proposal therefore fails to comply with the adopted South Kesteven Local Plan policies SD1, SP5 and DE1 as well as guidance contained in the Framework and National the Planning Policy Guidance

2. The proposed site layout by way of its sprawling and disjointed nature would result in built form extending towards Belton Lane. This would have a harmful urbanising effect that would be detrimental to the character and appearance of the area. This would be contrary to NPPF Section 12 and Policy DE1 of the SKDC Local Plan.

3. Notwithstanding the premature nature of the development in relation to the extant adjacent planning permission(s), the proposal would result in an isolated residential development with no connectivity or integration into the surrounding approved scheme(s). As such it is considered that the proposed development would not result in a comprehensive form of development. This would be contrary to NPPF Section 12 and Policy DE1 of the SKDC Local Plan. The proposal also is contrary to the advice given within Rutland and South Kesteven Design Guidelines 2021.

- 3.2 Reserved Matters Applications for Adjacent Site

- 3.3 S18/1457 - Submission for approval of reserved matters (aorm) relating to appearance, landscaping, layout and scale for 480 residential units pursuant to outline permission S15/3189
- 3.4 S21/0174 - Submission for approval of reserved matters (aorm) relating to appearance, landscaping, layout and scale for 480 residential units pursuant to outline permission S15/3189 – Approved Conditionally
- 3.5 S21/0175 - Submission for approval of reserved matters (aorm) relating to landscaping only, pursuant to outline permission S15/3189

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 SP5 – Development in the Open Countryside

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

6 Representations received

6.1 Parish Council

- 6.2 The Parish Council considered Planning Application S25/1526, relating to the proposed development of seven properties on Constable Field (land formerly owned by the Parish Council). While members raised no objection in principle to the construction of the dwellings themselves, the Council wishes to express serious concerns regarding the safety implications of the proposed access and egress arrangements.
- 6.3 The proposed access point lies approximately 180 metres from the railway bridge, a location with notably restricted visibility. This section of road is subject to a 60mph speed limit, and the limited sightlines-as vehicles approach from either direction-create what is in effect a near-blind entry and exit point for residents and other road users.
- 6.4 For context, based on standard stopping distances at 60mph:

- 6.5 - Thinking distance: approx. 18 metres
- 6.6 - Braking distance: approx. 55 metres
- 6.7 - Total stopping distance: approx. 73 metres in ideal conditions
- 6.8 In poor or wet weather, these distances increase significantly, further reducing the margin for error. The Parish Council therefore considers the proposed access to be a potential hazard, posing a substantial risk to both pedestrians and motorists.

6.9 The application documents indicate that L.C.C. Highways have raised no objections. Given the concerns outlined above, the Parish Council would be grateful if the Planning Department could refer this matter back to L.C.C. Highways for further consideration, drawing their attention to the visibility limitations, speed of traffic, and safety risks associated with the proposed access location.

6.10 We trust that these points can be carefully reviewed in the interests of public safety and responsible development.

6.11 **Highways and SuDs**

6.12 No Objection subject to:

- Footway connection
- Construction Management Plan and Method Statement

6.13 The site does lack pedestrian connectivity to the wider footway network; to support this application the Highway Authority would require a condition attached to provide a footway link to the network. With this link provided, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

6.14 The Highway Authority do have concerns with the junction of Belton Lane and Newark Hill which is currently over capacity. However, the impact of 7 dwellings won't add significant traffic to Belton Lane junction it is seen that the impact will be negligible.

6.15 **Environmental Protection**

6.16 No objections however requested conditions relating to contaminated land and noise levels.

6.17 **Lincolnshire Wildlife Trust**

6.18 No comments received.

6.19 **Anglian Water**

6.20 No objections.

6.21 **Environment Agency**

6.22 No objection – informative notes to applicant.

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 The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.
- 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**
- 7.7 The application site in this instance lies within open countryside and therefore SP5 would be applicable.
- 7.8 Policy SP5: Development in the Open Countryside identifies that development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:
- 7.9 a. agriculture, forestry or equine development;
b. rural diversification projects;
c. replacement dwellings (on a one for one basis) or;
d. conversion of buildings provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; and
e. are in sound structural condition; and
f. are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting
- 7.10 The proposal is not considered to comply with the above criteria. However, consideration must be given to the surrounding context and given that there are committed schemes that have been commenced, with some properties having been occupied, surrounding the application site.
- 7.11 Therefore, whilst there would be a conflict with the development plan in that the development would result in a development outside of any of the identified sustainable settlements within Policy SP2, given that the committed housing schemes would be immediately adjacent to the site to the east and south, the proposal would be considered to be sited within a sustainable location.
- 7.12 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.
- 7.13 **Effect of the development on the character and appearance of the area**

- 7.14 Given the application is seeking outline planning permission, with the only details provided at this stage being those of the proposed access and layout; the appearance, scale and landscaping would be reserved matters for consideration at a later stage. This assessment can however consider the principle of these matters at this stage.
- 7.15 It is noted that the layout plan has been altered from the previous layout proposed under application S23/2242, where one of the refusal reasons included objections to the development extending excessively towards Belton Lane, resulting in a harmful urbanising effect. The amended layout sees the front dwellings, closest to Belton Lane, set further back within the site, leaving a buffer zone between the development and Belton Lane. Having considered the layout of the previously refused scheme and the current layout, the current layout would address the previous concern regarding the urbanisation of Belton Lane by maintaining a clear separation. Although the closest dwelling to Belton Lane would be set slightly forward of the adjacent committed scheme, it would be read in conjunction with this scheme and would not be introducing or excessively increasing the visual urbanisation of Belton Lane.
- 7.16 In principle, the siting of 7 dwellings in this location would be achievable as has been demonstrated by the submitted layout scheme. Nevertheless, there are concerns regarding the design of the layout scheme in relation to the layout of the proposed dwellings and the access road appearing over-engineered. It is considered that layout returning to be a reserved matter would allow for the opportunity for less engineered scheme to be forthcoming. It is requested that at the reserved matters stage for layout, the above comments in relation to the separation and buffer zone left with Belton Lane is noted and taken into account. Therefore, layout will be conditioned as a reserved matter. It is considered that when the reserved matters details are submitted for scale and appearance, details of the finished floor levels and materials of the proposed dwellings should be submitted. Therefore, conditions relating to the submission of these details have been attached.
- 7.17 It is noted that there are boundary details added to the plan to provide a clear layout of the plots, but it is noted that final details of boundary treatments would be submitted as part of the subsequent reserved matters application relating to landscaping.
- 7.18 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.
- 7.19 **Effect on neighbouring amenity**
- 7.20 Whilst no details relating to scale are available at this stage given that scale is a reserved matter, with the landscaping being considered it is possible to make an assessment as to whether this element would impact on the adjacent committed scheme and vice versa, as well as the interrelationships between the proposed dwellings.
- 7.21 Having assessed the proposed layout in connection with the approved layout scheme under application S18/1457, the proposed layout could be achieved without there being any unacceptable adverse impacts on the residential neighbours. To the south, there is primarily garages with there being 2 residential boundaries bounding the southeastern corner of the application site. Giving note to the approved layout under S18/1457, the proposed layout under this current application could be achieved without any unacceptable levels of overlooking, overshadowing or dominance in between the future occupiers of both schemes. Whilst noting that layout is to remain a reserved matter, it has been demonstrated that 7

dwelling could be accommodated on the site without unacceptable adverse impact on neighbours residential amenities.

7.22 Taking into account the nature of the proposal, small scale, and adequate separation distances, 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.

7.23 **Highway Safety**

7.24 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.

7.25 The Parish Council have confirmed that whilst they have no objection in principle, they do have concerns over the safety of the proposed access point given its distance from the Railway Bridge on Belton Lane and the existing 60mph speed limit.

7.26 Lincolnshire County Council (LCC) as the Highways Authority advised that whilst they do have concerns with the junction of Belton Lane and Newark Hill which is currently over capacity, the impact of 7 dwellings would not add significant traffic to the Belton Lane junction. Therefore, they have taken the view that this impact would be negligible.

7.27 In addressing the Parish Councils concerns regarding the visibility from the access, the Highways Authority advised that they work to the Department for Transport's, Manual for Streets (technical guidance), for a 60mph road it would require 124m visibility. It is estimated that the visibility for this access would be around 150-160m which would be above the required visibility levels.

7.28 LCC requested a condition be attached requiring details for the provision of a 2 metre wide footway. It is noted that the proposed layout plan provided detailed a small footpath however this would not have been able to be controlled via condition, largely due to it being on land not under the applicants ownership. The proposed footpath further would not have any connections, and as such a condition has been attached in accordance with LCC's request to secure a safe footway in connection with the site.

7.29 A construction management plan condition has been attached to ensure that resulting impacts from construction such as construction traffic, parking, hours and drainage are sufficiently mitigated during building works.

7.30 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.

7.31 **Ecology and Biodiversity**

7.32 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.

7.33 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024. Therefore, a BNG metric has been completed and accompanies this submission. This metric identifies that the proposal would result in a net gain of habitats on site but would fail to achieve a gain in relation to hedgerows on site. It is deemed appropriate to attach the relevant habitat management and monitoring plans conditions to secure any potential areas for onsite habitats. Any offsite units and how these would be achieved would be specified as part of a further submission of details required by condition.

7.34 The submitted ecological report states that no evidence in relation to protected species was found on site, and there was a low likelihood of any being present.

7.35 It is additionally considered to be appropriate to require the provisions for bat and birds on site for the new dwellings, therefore a condition has been attached requiring details of these to be provided at reserved matters stage.

7.36 **Climate Change**

7.37 As previously identified, the application site is located within a sustainable location due to its relationship with the adjacent committed scheme. Nonetheless, 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, which requires developments to minimise carbon emissions and support low carbon travel through the provision of electric vehicle charging points. 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.

7.38 **Flood Risk and Drainage**

7.39 The site is located within Flood Zone 1 with a low risk of fluvial flooding. The site however does have a 1 in 100 chance of surface water flooding. This means that a suitable drainage strategy should be implemented to adequately address surface water drainage. The application form confirms surface water would be via soakaway, which is considered to be a suitable option for this site. Drainage would nevertheless be dealt with under building regulations.

7.40 In terms of the disposal of foul sewage, it is noted that the application forms state this would be via mains sewer, with the submitted plans indicating a septic tank. Whilst the Environment Agency raised no objections to the scheme, they advised the method of disposal be confirmed, however this would be encompassed under the building regulations stage. Further to this, there has been no indication from Anglian Water within their comments, that there are any capacity constraints which would prevent connection to the mains sewer if necessary and Anglian Water would have a statutory duty to accept connections for sites with planning permission. It is therefore not considered necessary to condition further details at this stage.

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.

9.2 **Conclusion**

9.3 In this case, there is the presence of a tilted balance affecting this application given that the council does not have an established 5-year housing land supply meaning that most important involved within determining the application from the SKDC Local 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.

- 9.4 In this instance, there is considered to be no conflict with the policies of the Local Development Plan, with the exception of Policy SP5, but the development considered to be in a sustainable location when taking into account the implementation of the adjacent committed development. The proposal has addressed the previous reasons for refusal under application S23/2242.
- 9.5 The development is considered to be in accordance with the NPPF Sections 5, 9 and 12 and Policies SD1, DE1, EN2 and EN5 of the SKDC Local Plan. There are no material considerations that would significantly or demonstrably outweigh the significant benefit that would be afforded to the up to 7 additional homes.

10 RECOMMENDATION

- 10.1 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 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).

- 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. scale
 - ii. appearance
 - iii. landscaping
 - iv. Layout

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:
 - i. Site Location Plan received 15 August 2025
 - ii. Proposed Site Plan with Parking and Boundaries re.25.025PL01-1 received 3 November 2025 (with the exception of the indicated footpath connection)

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, 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 shall have been submitted to and approved in writing by the Local Planning Authority.

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

During Building Works

- 6 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

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

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

Prior to the development being occupied

- 8 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels 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.

- 9 Notwithstanding the submitted details, the development hereby permitted shall not be occupied before a 2-metre-wide footway, to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

- 10 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.

Ongoing Conditions

- 11 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).

- 12 This permission relates to a maximum of 7 dwellings on the site.

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