



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 April 2026



S25/1912

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

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Casewick

Reviewed by:

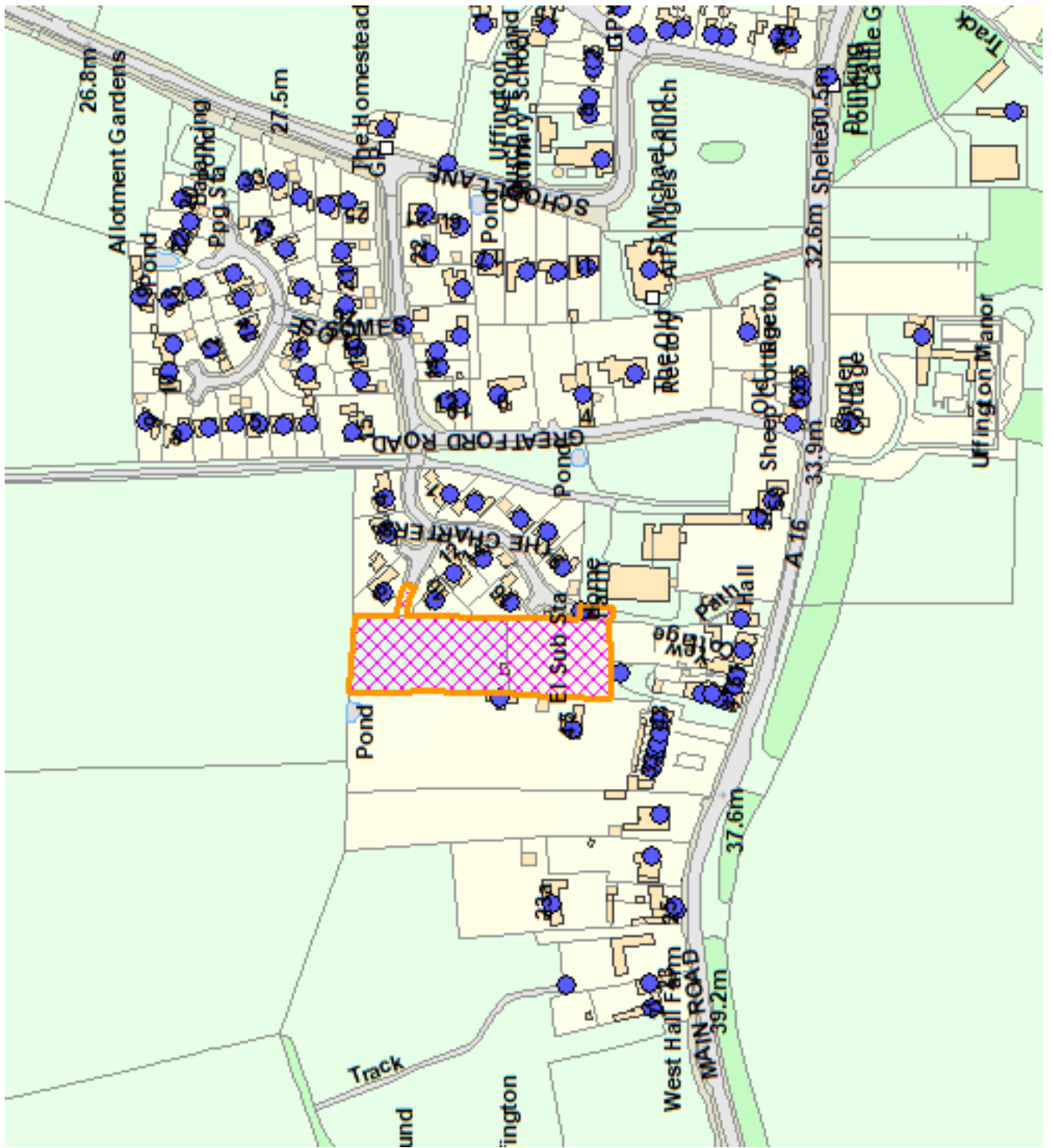
Adam Murray – Principal Development Management Planner

7 April 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to:

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



1 Description of Site

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

2 Description of Proposal

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

3 Relevant History

- 3.1 No relevant history

4 Policy Considerations

4.1 SKDC Local Plan 2011 – 2036

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

4.2 National Planning Policy Framework (NPPF)

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

Chapter 12 'Achieving well-designed places'

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

Chapter 16 'Conserving and enhancing the historic environment'

4.3 **Supplementary Planning Document:**

Design Guidelines for Rutland and South Kesteven (November 2021)

5 Planning Consultation Responses Received

5.1 **Anglian Water Services**

5.1.1 No objections received.

5.2 **Conservation Officer (SKDC)**

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

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

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

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

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

5.2.6 Conservation Officer Addendum Comments

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

5.3 **Environment Agency**

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

5.4 **Environmental Protection Services**

5.4.1 No objection, subject to conditions.

5.5 **Heritage Lincolnshire**

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

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

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

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

5.6 **Historic England**

5.6.1 No comments to make

5.7 Lincolnshire County Council – Minerals and Waste

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

5.8 Lincolnshire County Council - Highways & SuDS

5.8.1 No objection, subject to conditions.

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

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

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

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

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

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

5.9 Lincolnshire Fire and Rescue

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

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

5.10 Lincolnshire Wildlife Trust

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

5.11 **The Gardens Trust**

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

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

5.12 **Tree Officer (SKDC)**

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

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

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

5.12.3 Key Issues for Consideration

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

5.13 **Uffington Parish Council**

- 5.13.1 On behalf of the Parish Council, we must formally OBJECT to the planning application for the following reasons
- 5.13.2 1. Conflict with SKDC Local Plan - Infill Policy. The proposed development contradicts the adopted Local Plan of South Kesteven, specifically policy references under the infill and small-scale residential development grouping (Policies SP3 and SP4 of the Local Plan Review). We note that the Council's guidance for smaller villages anticipates that infill development should be 'up to three dwellings' in order to satisfy the definition of infill and be consistent with the settlement's scale. The current proposal substantially exceeds that threshold, thereby conflicting with the Local Plan's strategy.
- 5.13.3 2. Conservation Area Considerations. The site lies within the Uffington Conservation Area (reference 298_SKE_CA43). The development must "pay special attention to the desirability of preserving or enhancing the character or appearance of that area" (Planning Listed Buildings & Conservation Areas Act 1990). The scale and nature of the development as currently proposed risks undermining the historic character of the conservation area and is therefore inappropriate.
- 5.13.4 3. Public Interest and Community Objection. The Parish Council has received a very significant level of public interest in this application. Local residents - particularly those living adjacent to or nearby the proposed site - have raised serious concerns. The Council has received a petition bearing the signatures of a substantial number of neighbouring properties who would be directly affected by the development. These expressions of strong opposition from the community demonstrate that the proposal lacks the support of the local community and raises very significant concerns.
- 5.13.5 Request for Planning Committee Determination Given the level of local concern, the clear conflict with Local Plan policy, and the heritage sensitivity of the site, the Parish Council has requested that the application be referred to the SKDC Planning Committee for review

6 Representations as a Result of Publicity

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

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

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 7.2 In this case, the Development Plan comprises of the following documents:
- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- 7.3 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is material consideration in the determination of planning applications.
- 7.4 The policies and provisions of the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.
- 7.5 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The Regulation 18 consultation on the draft Plan was carried out between February and April 2024. A further regulation 18 consultation on the proposed housing and mixed-use allocations was carried out between July and August 2025. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is a material consideration and must be taken into account in the determination of planning applications.

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

7.7 **Principle of Development**

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

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

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

7.11 Policy SP3 of the SKLP states that:

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

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

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

- 7.13 In this instance the application is for outline planning permission for the erection of residential development with all matters reserved, with the exception of access. Indicative drawings illustrate the layout of 6no. detached dwellings within the site, however matters reserved for later consideration include layout, scale, appearance and landscaping.
- 7.14 The site currently comprises part paddock and part garden area, associated with Home Farmhouse, measuring approximately 0.58ha and as such is not considered to be previously developed land. In the first instance, the proposal has been assessed against the criterion contained within Policy SP3:
- 7.15 Whilst the proposed access roads to the site fall within gaps within The Charters estate road, the site itself is considered to be backland development that is located to the rear of existing development (The Charters and Main Road).
- 7.16 There is existing built form to the east of the site (The Charters), to the south (properties fronting Main Road), however to the west side there is only 1no. detached dwelling (45 Main Road) which has a large paddock to its rear. The application site shares most of its common boundary along the west side with the paddock that serves No.45 Main Road. However, to the north there is open countryside. Whilst The Charters is an established form of residential development that connects with the main built-up part of Uffington, the application site is located to its west side, in an area of Uffington that is largely undeveloped and as such it cannot currently be considered as being located within the main built-up part of the settlement.
- 7.17 By virtue of the above, it is the Officers assessment that the development conflicts with many of the criterion set out with Policy SP3 and so it remains for the proposal to be assessed against the criteria contained within Policy SP4 (Development on the edge of the Settlement).
- 7.18 Policy SP4 of the SKLP states that:
- Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria a – f below are met.
- 7.19 The proposal must:
- a. demonstrate clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;
 - b. be well designed and appropriate in size / scale, layout and character to the setting and area;
 - c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;
 - d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;

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

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

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

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

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

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

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

8 Impact on the Character of the Area

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

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

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

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

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

9 Impact on the Uffington Conservation Area

- 9.1 In assessing the impact of the development on the character of the area, Uffington village falls within the designated Conservation Area (CA) whereby the Council has a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.2 Policy EN6 of the SKLP states that: The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted. Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.
- 9.3 The application site is situated to the west of The Charters, Uffington. The site is set to the rear of properties and the Village Hall fronting Main Road, Uffington with No. 45 Main Road

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

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

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

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

10 Impact on Residential Amenity

- 10.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 130 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 10.2 Concern has been expressed by local residents and the Parish Council that the building works associated with the development, if approved, would result in noise and disturbance to the residents of The Charters and on the residents of the village as a whole. Whilst it is acknowledged that construction works for up to 6 houses would result in impacts to nearby residents' amenities, these impacts would be temporary. It is considered that should the application be recommended for approval, then at the Reserved Matters stage appropriate conditions should be applied in order to limit disturbance including limiting the hours of construction and deliveries to the site. Further to this a Construction Management Plan would be required to be submitted and approved in writing, by the Local Highway Authority, in order to control access, on-site parking, un-loading of plant and materials, on-site storage of materials, wheel washing facilities and how surface water would be managed during construction.

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

11 Highway Safety/Parking

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

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

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

12 Ecology and Biodiversity

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

13 Drainage and Flooding

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

14 Other Matters

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

15 Crime and Disorder

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

16 Human Rights Implications

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

17 Conclusion and Planning Balance

- 17.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 17.2 The current proposal is an outline planning application which seeks permission for the erection of up to 6 dwellings on an paddock/garden land with all matters reserved, with the exception of access.
- 17.3 The proposals would be a departure from the development plan insofar as the quantum of new dwellings in a smaller village that would be typically accepted is up to 3 dwellings. As such, this proposal for 6 dwellings is a departure from the Plan and this is a negative impact that is attributed weight.
- 17.4 However, whilst Uffington is categorised as a “Smaller Village” is it considered to benefit from having key facilities that would support new housing. Furthermore, the site is considered to be of a scale where up to 6no. dwellings would be an effective use of land and could be comfortably accommodated on the site, meeting the need for homes, without it appearing unduly cramped or out of keeping with surrounding development
- 17.5 Notwithstanding this, as of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the

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

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

18 RECOMMENDATION:

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

Time Limit for Commencement

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

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

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

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

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

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

Approved Plans

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

Unless otherwise required by another condition of this permission.

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

Prior to Commencement

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

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

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

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

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

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

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

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

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

8. Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.
- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the existing runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no part of the development shall be occupied / brought into use until the approved scheme has been completed or provided on site in accordance with the approved phasing.

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

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

Ongoing

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

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

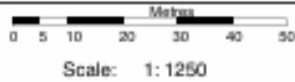
Financial Implications reviewed by:

Legal Implications reviewed by: Not applicable

SITE LOCATION PLAN




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



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

Plot centre co-ordinates: 505983,307816

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

INDICATIVE LAYOUT PLAN



- Existing site trees to be retained
- Existing site trees - your protection areas (from Arboricultural assessment)
- Trees to be removed
- Grade contour
- Replacement trees to northern boundary



Home Farm
 Land work at The Charters, Uffington
ILLUSTRATIVE BLOCK PLAN
 Scale: 1:5000
 Drawing No: M5P0100000


MIKE BIRCHOPP PLANNING
 LANDSCAPE ARCHITECTS, UFFINGTON, NORTH WILT
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