



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16th April 2026



S25/2342

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

Report Author

Venezia Ross-Gilmore, Senior Planning Officer



01476 406080 ext 6419



venezia.ross-gilmore@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Casewick

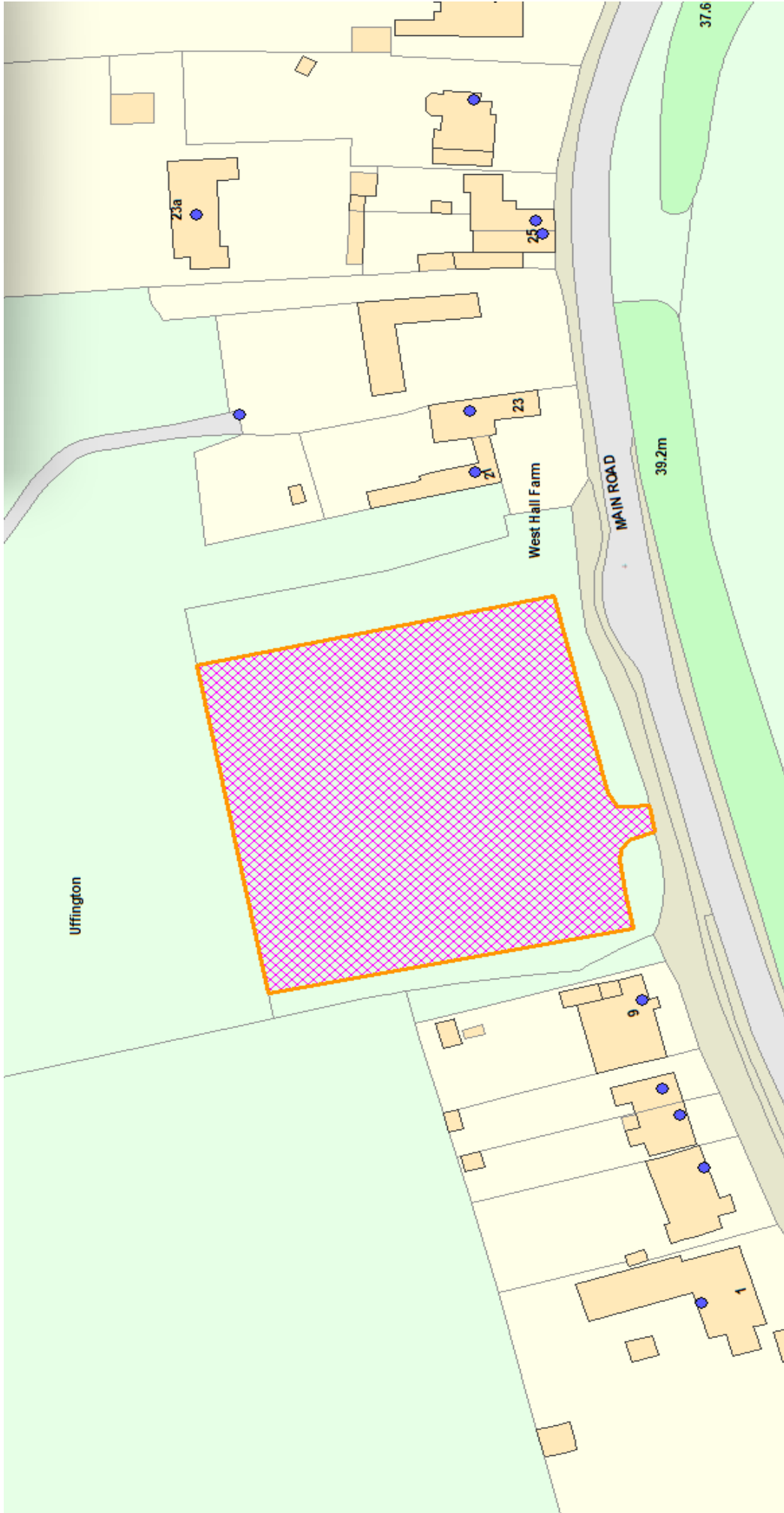
Reviewed by:

Adam Murray – Principal Development Management
Planner

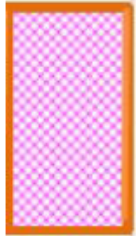
07 April 2026

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to REFUSE planning permission



Key



**Application
Boundary**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © South Kesteven District Council (2015) - Licence No. 100018662

1 Description of Site

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

2 Description of Proposal

- 2.1 The application seeks outline permission (all matters reserved apart from access) for the phased development of up to 3no. serviced plots for self-build/custom house building. The site would be accessed from a new access to the southwest of the site onto Main Road.
- 2.2 The illustrative Site Plan, drawing ref. 714_GA00_03 Rev B details that there would be three plots in a cul-de-sac arrangement, orientated to the centre and southwest section of the site. To the northeast of the site there would be open space with tree planting, and to the southeast of the site tree planting. The hedgerows and trees to the boundaries would be retained as existing. The proposed dwellings would each have private amenity space, and the plots could have an optional car port.

3 Planning History

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

S14/2684	Erection of a terrace of 3 dwellings with detached garages	Refused 07/07/2015
-----------------	--	--------------------

4 Relevant Planning Policies & Documents

4.1 SKDC Local Plan 2011 – 2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy SP1 – Spatial Strategy

Policy SP2 – Settlement Hierarchy

Policy SP3 – Infill Development

Policy SP4 – Development on the Edge of settlement

Policy H4 – Meeting All Housing Needs

Policy EN1 – Landscape Character

Policy EN2 – Biodiversity and Geodiversity

Policy EN3 – Green Infrastructure

Policy EN6 – The Historic Environment

Policy SB1 – Sustainable Building

Policy DE1 – Promoting Good Quality Design

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Design Guidelines Supplementary Planning Document (Adopted November 2021)

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

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed and beautiful places

Section 16 – Conserving and enhancing the historic environment

5 Representations Received

5.1 Historic England

5.1.1 No objections.

5.2 The Gardens Trust

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

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

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

5.3 **Uffington Parish Council**

5.3.1 Supports

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

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

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

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

5.4.1 No objection, subject to conditions.

- 5.4.2 This proposal is for an outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access). The vehicular access meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.
- 5.4.3 The access will be subject to a S184 approval from Lincolnshire County Council which is separate to the planning application process, any future plans should have a note to state that the access points will be constructed to LCC Spec.
- 5.4.4 As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

5.5 **SKDC Conservation Officer**

- 5.5.1 The application site is located to the west of the Uffington Conservation Area and is identified as a positive open space. The Conservation Area Appraisal identifies the land to the west of West Hall Farm as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford.
- 5.5.2 To the east of the site are 4no. designated heritage assets; Old Bakehouse and Store to West Hall Farm (NHLE 1062586), West Hall Farmhouse (NHLE 1360224) and the Barn at West Hall Farm all designated at Grade II. To the south is Uffington Park a Grade II registered park and garden (NHLE 1470336).
- 5.5.3 The proposal scale and layout is at odds with the surrounding properties. The proposed development is for 3no. large detached properties. The houses are out of scale with the surrounding development and will cause the loss of the area of important open space identified in the Uffington Conservation Area Appraisal. A reduction in size to be in keeping with the surrounding 20th century and West Hall Farm would help to anchor the properties into the village further.
- 5.5.4 The drawing provided outlining the views across the site show that the built development still allows for views of the countryside and Mill Mound will be maintained. However, there are concerns that the boundary treatment of Plot 2 will mean that any views would be blocked through fencing or hedging. Therefore, it is recommended to reduce the number of properties to Plots 1 & 3. This would retain more of the open space and retain the views identified. The retention of Plot 1 & 3 would also mean that a larger buffer between the listed buildings and the development is created as well as a wider area of views out of Uffington Park to open countryside, which would mean a negligible change in the setting of the heritage assets, resulting in no change to their significance. There, however, would still be less than substantial harm to the Uffington Conservation Area, due to the loss of the open space which forms the entrance to the conservation area.
- 5.5.5 In its current form the proposal results in a change to the setting of the listed buildings at West Hall Farm and Uffington Park, due to the loss of the open space which gives a semi-rural character. The development of the land surrounding the farm will remove the previously

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

5.6 Heritage Lincolnshire

5.6.1 No objection, subject to conditions.

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

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

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

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

5.7 Anglian Water

5.7.1 No objection, subject to conditions.

6 Representations received as a result of publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement, and 0 letters of representation have been received.

7 Evaluation

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

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

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

7.4 Principle of Development

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

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

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

7.5 **Agricultural Land Impact**

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

- 7.5.4 Notwithstanding this, it is acknowledged that all of the land neighbouring Uffington is identified as being Grade 3 land and, therefore, any development of land at Uffington has the potential to result in the loss of BMVAL.
- 7.5.5 Whilst only Grade 3A land is identified as being BMVAL, recent appeal decisions have been clear that it is unreasonable for the LPA to require an Applicant to undertake an Agricultural Land Survey on 3rd party land to determine whether there are any sequentially preferable sites within Grade 3.
- 7.5.6 As such, whilst the proposal would result in the loss of an area of Grade 3 agricultural land, and therefore, the potential loss of an area of BMVAL. The Natural England Provisional Agricultural Land Classification Maps indicate that there are no sequentially preferable sites within Uffington. Therefore, the proposed development is in accordance with the requirements of Policy SP1 of the adopted Local Plan.

7.6 **Impact on the character and appearance of the area**

- 7.6.1 The character of the site is agricultural, open countryside adjacent to the village. The site has existing boundary hedgerow and isolated trees to the north, east, south and west. The village is situated to the east with low density residential dwellings adjacent. The site sits within the Conservation Area with the site identified within the Uffington Conservation Area Appraisal and Management Plan (2015 Review) as an important area of open space that forms part of the setting to the farm and also contributes towards an attractive entrance to the conservation area from the direction of Stamford.
- 7.6.2 The site is within the Kesteven Uplands, a medium scale, undulating, mixed farming landscape dissected by rivers Witham and East and West Glen. Enclosure is generally by hedgerows and, more locally, by stone walls to the south. There are significant areas of woodland, including semi-natural and ancient woodland, and a high concentration of historic houses and associated parklands. There is generally a dispersed but nucleated settlement pattern, with picturesque villages constructed in local limestone. These include distinctive collyweston slate roofs to the south and pantiles to the north. Landscape sensitivity to new residential development proposals is likely to be medium to high, because of the high proportion of valuable landscape elements and relatively undisturbed character.
- 7.6.3 The application is submitted in outline with all matters reserved except for access. However, as a matter of principle, it is Officer's assessment that the development of the site would be prominent and out of character of the area, extending obtrusively into the open countryside. As such, the built form on the site would be harmful to both the character and appearance of the area by being out of character for the village, and interrupting views from the public right of way. Furthermore, the proposal would introduce built form on an area of important open space and be harmful to the conservation area and the setting of the adjacent listed building as this open space provides the setting for the conservation area and the neighbouring listed buildings.
- 7.6.4 Consequently, as a matter of principle, the proposed development in its current form would result in harm to the local character of this area of the village by introducing domestic, built form within an area on the edge of the village that is agricultural, open countryside in character. Therefore, this would be contrary to Local Plan Policy DE1.

7.7 **Heritage Impact**

- 7.7.1 The proposed development site is set within the Uffington Conservation Area and Section 5.4 of the Uffington Conservation Area Appraisal and Management Plan (2015 Review)

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

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

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

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

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

7.8 **Impact on neighbouring residential amenity**

7.8.1 The current application has been submitted in outline with all matters reserved (apart from access) for future determination. As such, the Proposed Illustrative Site Plan drawing ref. 714_GA00_03 Revision B is for illustrative purposes only, and the exact layout and property designs would be the subject of a future reserved matters application. Any consideration of that application would require an assessment of the proposals against the Council's adopted Design Guidelines SPD, which sets out the relevant standards for assessing the provision of an appropriate standard of amenity.

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

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

7.9 **Archaeology**

7.9.1 The planning officer notes the comments of Heritage Lincolnshire that the site lies in an area of archaeological importance and offers potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. There is insufficient information at present, therefore Heritage Lincolnshire recommend that the applicant commissions a Scheme of Archaeological Work in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. Prior to any intrusive archaeological investigations provision should be made to record any extant earthworks of archaeological origin extant on the site. All works would be undertaken in accordance with the Written Scheme of Archaeological Investigation, required by condition to be submitted and approved.

7.9.2 With the additional information and attachment of a condition the proposal would be acceptable in archaeological terms and complies with Policy EN6 and Section 16 of the NPPF.

7.10 Ecology and Trees

7.10.1 The site currently comprises a field of neutral grassland bordered by hedgerows and scrub. The northern boundary is demarcated by a native hedgerow, and the eastern boundary is leyland hedgerow. To the west of the site there is a mixed scrub and on the southern extent a line of trees and bramble scrub. The application has been supported by a Preliminary Ecology Appraisal (November 2025), Biodiversity Net Gain Statement (December 2025), an Arboricultural survey and report (November 2025), and a Tree Constraints report (November 2025).

7.10.2 The report does not identify any ecological constraints to the site with local wildlife sites located 1km from the site. The habitats on the site are common and widespread within the local landscape, and no rare or notable plants were identified. Post development ecological enhancements could be used.

7.10.3 There was no evidence of badgers, amphibians or reptiles on the site. Two areas with habitat suitable for both terrestrial-stage amphibians and reptiles were recorded within the Site, with habitats also present that provided connectivity with the wider environment. The vegetation within and surrounding the development Site was considered to offer 'moderate' quality foraging and commuting habitat for bats. Artificial lighting may disturb commuting bats. The hedgerow, scrub and trees could provide opportunities for birds. Any clearance of vegetation suitable for breeding birds, such as trees, grassland, and hedgerows, should be implemented outside of the bird nesting season i.e., between September and February. Mitigation is proposed for works on site to protect badgers, bats, breeding birds, amphibians, reptiles, and to limit general disturbance. Further mitigation includes bird and bat boxes erected around the site, log piles left undisturbed, and hedgehog highways under fences.

7.10.4 The Tree reports confirm that no trees need to be removed for the build footprints and proposed access road as illustrated on the

7.10.5 Proposed Illustrative Site Plan drawing ref. 714_GA00_03 Revision B. Some of the trees present would need to be pruned back, and the scrub would need to be removed at the site boundary along with hedgerow to accommodate the access.

7.10.6 Our records indicate 3no. trees on site that are protected by preservation order TPO-91 however the submitted information suggests that two out of the three protected trees are no longer present. This is a separate issue and enforcement action may be taken.

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

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

8 Crime and Disorder

- 8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

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

10 Planning Balance and Conclusions

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The application proposal in this case seek outline planning permission with all matters reserved (apart from access) for three dwelling houses on the edge of the village of Uffington, sited on an important area of open space, which makes a positive contribution to the Conservation Area and setting of neighbouring heritage assets.
- 10.2 The Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 10.3 Additionally, there is currently a shortfall in the supply of self build plots, and the proposal is for three services plots for self-build or custom housebuilding, and this would weigh in favour of the proposal as it would increase the number of self-build / custom housebuilding plots available in the district. In this case, Officer's would attribute this significant public benefit moderate weight.
- 10.4 The proposed self-build plots would also generate economic and social benefits. However, Officer's would attribute this limited weight.
- 10.5 Balanced against this, it is considered that the site would extend obtrusively into the open countryside (and would extend the pattern of development to the north of the village into

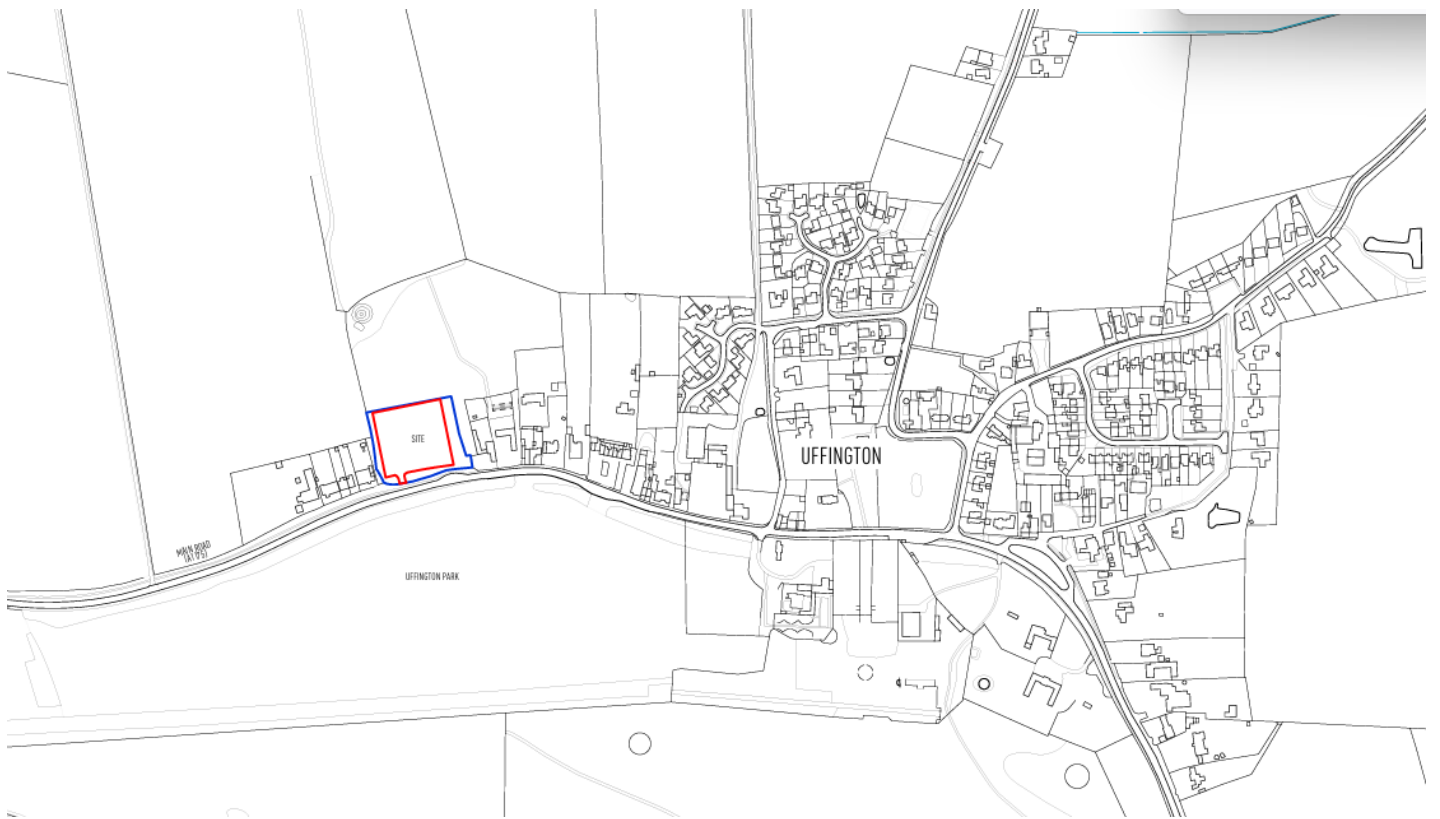
open countryside in a form of development that is not typical for the character or layout of the village

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

11 Recommendation

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

LOCATION PLAN



INDICATIVE BLOCK PLAN



ILLUSTRATIVE SITE PLAN



Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable