



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

9 July 2026



S25/2387

Proposal:	Change of use of farmyard including demolition of modern farm buildings, conversion of traditional barn to form 1no.dwelling and erection of 4no. residential dwellings with associated infrastructure, erection of detached garages and improvements to existing driveway.
Location:	Manor Farm, Town Street, Westborough, NG23 5HQ
Applicant:	Mr John Kerr
Agent:	Town-Planning
Application Type:	Full Planning Permission
Reason for Referral to Committee:	Departure from Local 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 Structural Report Flood Risk Assessment

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Viking

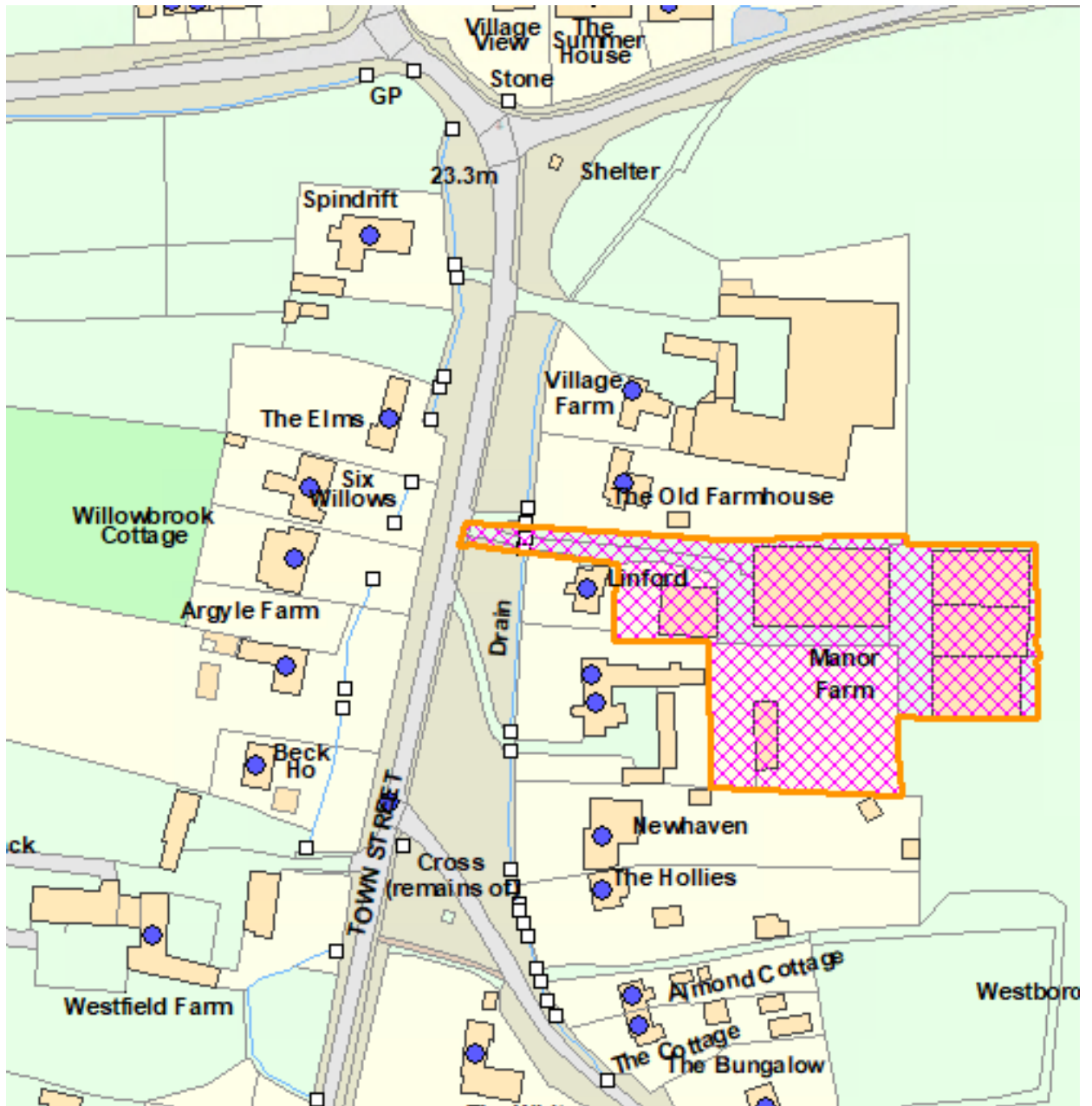
Reviewed by:

Adam Murray – Principal Development Management Planner

1 July 2026

Recommendation (s) to the decision maker (s)

1. To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions
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1 Description of Site

- 1.1 The application site is located on the eastern side of Town Street within the village of Westborough. The site measures approximately 0.61ha and has an existing access from Town Street. The site has an irregular shape and currently forms part of the farmyard to Manor Farm. The farmyard comprises several large modern outbuildings and 1no. traditional barn. The farmyard is set back from the road entrance, separated by a wide grass verge which is characteristic of the village. The farmyard is well screened from Town Street by trees and existing boundary treatments. Much of the northern and southern boundaries are enclosed by an existing hedging and fencing. Within the centre of the site is an existing orchard. The eastern existing modern farm buildings are not enclosed by boundary treatments and are open to views from the surrounding countryside, however due to the prevalence of hedges separating nearby fields, the barns are not prominent within the landscape.

2 Description of Proposal

- 2.1 This application is for the erection of 5no. new dwellings, comprising 4 new build plots and the conversion of the existing barn to create 1no. dwelling. The development would be arranged around a central courtyard/orchard area and would utilise the existing farmyard access from town street.

Plot 1 is proposed to be a new build cottage to replace the existing Dutch barn

Plot 2 is proposed to be a traditional barn style dwelling to replace existing brick cattle shed

Plot 3 and 4 are proposed to be barn style dwellings to replace portal framed cattle building range

Plot 5 is proposed to be a conversation of the existing traditional barn, extended to recreate the historic L-shaped arrangement.

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 We have no asset encroachment or Water Recycling Centre concerns. Regarding surface water, from the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. The submitted Application Form proposes to discharge surface water via soakaways and SUDs. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

5.2 **Conservation Officer (SKDC)**

5.2.1 This application is set within the Westborough Conservation Area. There are 4 designated heritage assets in the wider proximity of the site, the grade II listed Village Farmhouse (NHLE 1261795), Potts Cottage and Byre (NHLE 1261740), Westfield Farm (NHLE 1253497), and the cross-opposite Manor Farm (NHLE 1253450), which is also a Scheduled Monument (NHLE 1009210). Manor Farm itself is noted as a non-designated heritage asset (ML1121351) as a partially extant 19th century farmstead, with a less than 50% partial loss of traditional buildings. As such, any works have the potential to directly impact upon Manor Farm, thus 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (NPPF 216). With the site also mostly set within the Westborough Conservation Area, and within the proximity of several designated heritage assets, the works have the potential to impact their setting and significance. Any such impact would need to be weighed against the public benefits of the proposed works (NPPF 215).

5.2.2 This application is for the demolition of the modern outbuildings, redevelopment and extension of the historic barn, and erection of four additional dwellings, and three detached garages.

5.2.3 Albeit now a separate building, on historical maps, it is noted that the barn to be converted was once attached to the main complex of Manor Farm in a L-plan, however only the north to south aligned section remains. This section was still present in 1974. At that point, Linford and two larger barns had been built to the north of the site. The proposal would partially restore the historic layout of the Manor Farm buildings, albeit keeping the building fully disconnected from Manor Farm.

5.2.4 The mixture of 1.5 and single storey extension is in keeping with the existing buildings. It is appreciated that heritage style windows and rooflights are proposed to be used. The

brickwork should be matched to the existing structure in colour, scale and composition. In principle, these works are considered acceptable.

- 5.2.5 According to historic maps, adjacent to this range of buildings was a historic orchard, covering the field immediately to the east of the building and to the south. The existing orchard noted at to the east may be a remnant or based of this historic arrangement. The retention and cultivation of this orchard is therefore welcome. It is not clear if this will be a communal space between the buildings or will be only accessible for Plot 5.
- 5.2.6 The large modern barns do not add to the heritage significance of this farmstead. The removal of these barns would therefore not be considered to cause harm to the setting and significance of this heritage asset. It is noted that a variety of designs are proposed for Plots 1-4, ranging from a domestic to an agricultural appearance of the buildings. While a slightly unusual approach, the buildings do reflect the former use of the site as a farmstead.
- 5.2.7 The proposed dwellings, in principle are considered to be acceptable, however the addition of the three detached garages result in a slightly cluttered appearance. While the position of the principal building gives the general appearance of a loose courtyard, with the orchard at the core, the boundary treatments and long driveways, especially for Plot 5, distorts and interrupts this courtyard appearance. Manor Farm's built form has been described as 'Regular courtyard with multiple regular yards'. It would be recommended to take further inspiration from this built form. This concern could be resolved with minor design changes.
- 5.2.8 Overall, the works are not considered to cause harm to the setting of any of the designated buildings in the proximity of the site. There is a slight concern regarding the arrangement of the buildings, improvement of which could result in a positive feature within the Westborough Conservation Area, in accordance with NPPF 219. The works to the historic barn would restore some of the regular courtyard appearance of Manor Farm, which is considered to be a positive intervention.

Samples of all materials should be provided to ensure the appearance of the building is in keeping with the immediate surrounding as well as the wider streetscape of Westborough.

5.2.9 Conservation Officer Addendum Comments

- 5.2.10 Following the previous comments, updated plans illustrating a change in the layout have been provided. The updated plans took the issue raised regarding the cluttered appearance caused by the arrangement of the garages into consideration, and moved the garages for Plot 4 and Plot 5 to be closer to their associated dwelling and thus creating a larger courtyard in the core of the development, focused around the orchard. This reduces the cluttered appearance of the site. The site is considered to be of relatively low density, which is not considered to cause harm to the conservation area. While omission of the garages would be the preferred option, to maintain a 'farmstead' character, it is noted that the garages proposed are simple single storey structures, which are not considered to cause additional harm to the conservation area. It is still not clear if the orchard will be a shared communal space, and from where it will be accessible. Clarification for this should be provided for better understanding of the context of the site.

5.3 **Environment Agency**

- 5.3.1 The Environment Agency is responsible for taking a strategic overview and is responsible for managing the risk of flooding from "main rivers". As mentioned in our previous comments, whilst the red line boundary includes areas within Flood Zones 2 and 3 of our

Flood Map for Planning, the submitted flood risk assessment by Town Planning dated November 2025) confirms that the dwellings will be located within Flood Zone 1. We have no evidence to suggest that the addition of 4 more dwellings as proposed within the red line boundary would increase the risk of flooding from main rivers as these dwellings will be in Flood Zone 1. We therefore have no reason to object to the proposals or impose conditions.

5.4 **Environmental Protection Services**

5.4.1 Reference your memorandum dated 5th June 2026, Environmental Protection has reviewed the documents in respect of the above application and has the following comments to make:

5.4.2 Contaminated Land: The submitted Phase 1 Environmental Assessment identifies the potential for contamination associated with the former agricultural use of the site, including the presence of made ground, possible localised contamination, and asbestos containing materials within buildings and potentially soils.

5.4.3 Whilst no significant widespread contamination is anticipated, the report concludes that there is potential for soils on site to be unsuitable for a residential end use without further assessment.

5.4.4 Therefore, to ensure risks to human health, controlled waters and the wider environment are appropriately addressed, it is recommended that the development proceeds to a Phase 2 Intrusive Ground Investigation in accordance with current guidance.

5.4.5 This should include appropriate sampling and testing to characterise ground conditions, assess risks, and inform any necessary remediation and validation works to make the site suitable for its proposed residential use.

5.4.6 Construction work: Informative Note to Applicant ' Construction Work and Deliveries

5.4.7 In order to minimise noise impacts on nearby residential properties, it is recommended that construction activities are restricted.

5.4.8 To further reduce potential disturbance, deliveries of construction materials to the site should only take place during restricted hours.

5.4.9 Demolition: It is recommended that a demolition management plan is submitted by any contractor/applicant for approval of the planning authority prior to the demolition works commencing – in the form of a Construction Management Plan

5.4.10 Asbestos : The applicant should undertake a survey/assessment to ensure that the building does not contain asbestos prior to demolition taking place. If asbestos is identified, then the applicant must ensure that all health and safety precautions are taken in accordance with HSE guidance and legislation for its safe removal and disposal by a licence removal company and waste disposal carrier.

5.5 **Heritage Lincolnshire**

5.5.1 The proposal site lies in an area of archaeological interest, located in the historic core of the settlement and within the Conservation Area. Manor Farm is recorded by the Lincolnshire Historic Environment Record as a partially extant 19th century farmstead, with a farmhouse attached to the working buildings. The farm is shown on the first edition Ordnance Survey 25" map published in 1889, and much of the historic footprint as depicted on this plan is extant.

- 5.5.2 The proposals include the conversion of a traditionally constructed farm building near to the southwest corner of the proposal site. Information provided with the application indicates much of the original fabric of this building survives.
- 5.5.3 Recommendations: Traditional farm buildings are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving a landscape a sense of place and character. These vernacular buildings are now under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition.
- 5.5.4 With this in mind it is recommended that, prior to development, the developer should be required to commission a suitably qualified and experienced individual or organisation to produce a Scheme of Archaeological Works for historic building recording according to a written scheme of investigation to be agreed with, submitted to and approved by the local authority. This should be secured by an appropriate condition to enable the historic assets within the site to be recorded prior to their alteration / destruction. The results of the survey should be submitted to the Local Planning Authority prior to work commencing on site.

5.6 **Lincolnshire County Council - Highways & SuDS**

- 5.6.1 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. Any alterations to the access will be subject to a S184 approval from Lincolnshire County Council which is separate to the planning application process. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application (expand as appropriate). Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

5.7 **Tree Officer (SKDC)**

- 5.7.1 The presence of veteran orchard trees represents a material constraint which should directly inform the layout and design of the proposed development in accordance with BS5837, including the identification of appropriate root protection areas and the avoidance of incursions into these zones.

5.8 **Upper Witham Internal Drainage Board**

- 5.9 The village is subject to flooding and the adjacent farm was subject to localised flooding during the June 2007 flood event. Appropriate mitigation should be undertaken. All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority. No

development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. The Flood Risk Assessment refers to SuDS and soakaways but there are no details. As a brown field site any surface water discharge must be limited to 70% of any actual discharge.

5.10 **Westborough Parish Council**

5.10.1 Entry to village via Town Street from Ease Lane is already dangerous. Entry to planned site is narrow and could be dangerous. Mixed development would be preferred including starter homes and bungalows. Drainage capacity in the village is already poor. The development would add to the load. Water runoff into existing dykes could be a problem due their poor capacity. SKDC rate Westborough as an unsustainable conservation village. Disturbance of existing wildlife including the rooks is concerning. Reduction of animal noise and smell would be welcome. Bringing new residents including younger people into the village could be beneficial. Villagers would like these points to be considered when looking into this matter.

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 20 letters of representation have been received, and the comments are summarised as follows:

- a) Conflicts with Conservation Area Document, character loss and visual impact, loss of agricultural identity
- b) Town Street is narrow and cars cannot pass each other easily, poor road conditions and traffic impact
- c) Increase in surface water runoff, dykes are already strained, likely to increase flooding
- d) Existing sewer system back flows
- e) Development not in keeping with local area, basic development pattern has not changed in many years
- f) It won't increase housing availability for local families
- g) Inadequate local infrastructure, disproportionate village growth - broadband connections in area are poor
- h) Ecological impacts - threat to local wildlife, dark skies and peaceful rural atmosphere

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);

7.3 The Council have also adopted a Design Guidelines SPD (Adopted November 2021), and this is a relevant 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**

- 7.7.1 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate 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.
- 7.7.2 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.
- 7.7.3 Local Plan Policy SP2 provides the settlement hierarchy, and the application site is located within the parish boundary for Westborough which is identified as one of the smaller settlements within the hierarchy. In the smaller village small-scale development is supported where it does not compromise the village's nature and character. 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 Westborough survey results report states that Westborough's local services are limited to a village hall. The daily local bus service connects Westborough to Newark and Grantham stopping at village in between. Other services and facilities are currently

accessed by residents of Westborough in nearby Long Bennington which has a primary school and shop as well as services in Grantham and Newark. 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 creation of 5no. dwellings on a plot of this size would be a more efficient use of the land.

- 7.7.4 Local Plan Policy SP3: Infill Development states that infill development 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.
- 7.7.5 The proposal is for Full Planning Permission for the redevelopment of an unused farmyard, comprising the conversion of 1no. unused traditional farm building, the demolition of several modern buildings to be replaced with 4no. new build dwellings. In the first instance, the proposal has been assessed against the criterion contained with Policy SP3.
- 7.7.6 Whilst the existing access to the site falls within a gap in the existing Town Street frontage, the site itself is considered to be back land development that is located to the rear (east) of existing development (Linford, Manor Farm and No.1 Manor Farm Cottage). The site is adjacent to existing built form to the north (The Old Farmhouse) and to the south (New Haven) To the east of the site is open countryside. Notwithstanding, the proposal is considered a redevelopment opportunity as it comprises the conversion of an unused farm building. It is the officers assessment that the majority of the farmyard is located within the main built up part of Westborough, although the large barns at the eastern edge of the site do extend farther into the countryside than any other built form in the section of land between East Lane (north) and Long Lane (south).
- 7.7.7 By virtue of the above, it is the Officers assessment that the development conflicts with Criterion d) of Policy SP3, in that it extends beyond adjacent existing built form and so it remains for the proposal to be assessed against the criteria contained within Policy SP4 (development on the edge of the settlement).
- 7.7.8 Local Plan Policy SP4: Edge of Settlement states that development proposals that are on the edge of settlements will be supported where 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.

7.7.9 It is noted that several representations to the proposal have been received from local residents and the Parish Council with concerns about the lack of local support for the development and no evidence that the development would meet local housing need. 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 a) or targeted need e) 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.

7.7.10 It is the officer's assessment that the size of the plot would comfortably accommodate 5no. dwellinghouses in a proposed irregular development pattern around a central courtyard, utilising an existing redundant farm building. The scheme is broadly in accordance with Policy SP3 and SP4 of the SKLP although it is accepted that there are some conflicts. In respect of criterion b, c and d of SKLP SP4 the site specific impacts of the proposal on the character and appearance of the area will be assessed further and it remains to be subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety. Notwithstanding this, it is appreciated that the quantum of development proposed exceeds the amount anticipated within a Smaller Village and therefore would conflict with the spatial strategy, and the adopted Development Plan when taken as a whole.

8 Impact on the Character of the Area

8.1 Policy DE1 of the SKLP requires that proposal should ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, 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. This is consistent with NPPF Section 12 (Achieving well-designed places) which amongst other things states that developments should be visually attractive as a result of good architecture, layout and effective landscaping.

8.2 The application site currently forms part of the unused farmyard of Manor Farmhouse (to the north) where this northern section of Town Street is characterised by a linear form of buildings that front onto Town Street. To the front of The Old Farmhouse and Manor Farm are five large, irregularly shaped grassed areas which become broader beyond Manor Farm. The wide grassed areas are an important positive feature within the street scene. The application site is set back from Town Street frontage on the eastern side of the street, and the development would not impact the important green spaces. Existing front boundary

treatments and trees would be retained. The site currently contains an existing orchard to the east of the barn that is proposed to be converted and is noted to be based on a historic orchard arrangement. The site has several large modern barns which whilst rural in character do not make a positive contribution to the appearance of the site, their removal is therefore welcomed. The barn to be converted was once attached to the main complex of Manor Farm in an L-plan and now only the north to south aligned section remains. It is proposed to partially restore the historic layout, which would have a positive impact. The proposed development, as amended, proposes the erection of 4 new dwellings, around a central courtyard area and includes the retention of the orchard.

- 8.3 The tree survey that accompanies the application details that each individual semi-mature or mature tree of significance that could be impacted by any new development within the survey area was identified, visually inspected and classified. A total of six individual trees, one tree group and three hedgerows were identified. The report identified no veteran trees were identified (as defined by the updated NPPF and the significance of the hedgerows has been considered in relation to the 1997 Hedgerow Regulations).
- 8.4 The informal traditional orchard area has been identified as Group G3 within the survey. It is the Officers Assessment that that all of the trees identified contribute positively to the character and visual amenity of the site and the surrounds. Section 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can help to mitigate and adapt to climate change. The Councils Tree Officer has been consulted in respect of the proposal, given that a number of trees occupy the site and that the existing trees make a positive contribution to the site and its setting within the village.
- 8.5 The Tree Officer commented that future growth of existing trees within the site could result in future conflicts with the dwellinghouse, resulting in pressure to remove trees from the site so as to avoid impacts on residents' amenities or potential of the trees route system causing structural damage. As a result of these concerns (and the concerns of the Conservation Officer), the proposed siting of the garages to Plots 4 and 5 were amended to be closer to their associated dwellings, thus creating a larger courtyard in the core of the development, focused on the existing orchard. It is now considered that the proposed layout would largely mitigate the impact upon the existing trees that are within and surrounding the site. If the application is to be recommended for approval, then a condition would be imposed that would ensure that tree protection measures are adhered to during construction works. A further condition would be imposed to ensure that soft and hard landscaping is implemented in accordance with details that should be submitted and approved prior to occupation. The existing trees identified within the retention category of the tree report dated 16 February 2026 would be expected to be retained and any new planting would be required to be undertaken within 5-years of occupation.
- 8.6 The material palette throughout the site is proposed to be mixed to reflect the agricultural heritage of the site, and some materials details have been provided including:
- 8.7 Plots 1 and 2 - Handmade red facing brickwork and pantile roof coverings, the use of heritage style windows and roof lights and black downpipes and gutters.
- 8.8 Plot 3 Grey render at ground floor level, vertical timber cladding, metal profile roof covering, UPVC heritage flush fitting windows and doors, heritage aluminium black downpipes and gutters
- 8.9 Plot 4 Vertical timber cladding, metal profile roof covering, UPVC heritage flush fitting windows and doors, heritage aluminium black downpipes and gutters

- 8.10 Plot 5 (conversion and extension) Handmade red facing brickwork and pantile roof coverings, the use of heritage style windows and roof lights and black downpipes
- 8.11 The predominant use of traditional materials (handmade red brick and slate) mixed with some elements of more contemporary styles (vertical cladding mixed with render) is considered to be appropriate within the location although more specific details of materials would be expected to be submitted to and approved in writing prior to construction, should the application be approved.
- 8.12 Due to the fact that the development would be located to the rear of existing development, only glimpses of the development would be visible from within Town Street. The gable end of Plot 2 (proposed to be red brickwork) would be the most visible element of the proposal.
- The dwellings are all proposed to have 2-stories, and their height and scale is acceptable given the context of the site and when compared to the scale of the existing agricultural buildings (to be demolished), which are large. The design of the dwellings is a mix agricultural/domestic character, which is deemed appropriate, given the sites context. The development is considered to be of relatively low density, and the design maintains a farmstead character. Whilst there are no examples of farmyard redevelopment within Westborough, it is the officer's assessment that the development would not result in a form of development that is completely at odds with the overall character of the village, to the extent that planning permission should be refused.
- 8.13 The form and layout of development would have some impact; the impact would not result in harm so as to warrant the refusal of planning permission. The dwellings would make a positive contribution to local distinctiveness, vernacular and are in keeping with the character of the area. The creation of Plot 5 utilises an existing traditional outbuilding and brings it back into use, whilst restoring its form and character. The dwellings would not adversely impact the street scene or existing settlement pattern. The scale of the dwellings is appropriate for the size of the plot and are consistent with the low-density development that exists in Westborough.
- 8.14 It is the Officers assessment that the dwellings would be sufficiently set back and proportionately scaled so as not to appear unduly prominent or dominant and would not appear harmful within the existing site context. Whilst the dwellings will undoubtedly have some impact on the street scene, it is not considered that the dwellings would make a negative contribution to local distinctiveness, vernacular or character of the area and would be in accordance with Local Plan Policies SP2, SP3, SP4 and DE1 and the NPPF (Sections 12).

9 Heritage Impact

- 9.1 The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
- 9.2 Policy EN6 states amongst other criteria 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. The importance of considering the impact of development on the significance of designated heritage assets is expressed in the NPPF (section 16).
- 9.3 Westborough village is characterised by a very low-density pattern of development, in a relatively linear plan form. The remains of the historic village green, known as The Green,

is a large open green space which extends along the eastern side of Town Street from the junction with East Lane to the footway which adjoins the boundary hedge of the White House. The Green is central to the open character of the Conservation Area and forms the nucleus of the northern half of the village as buildings front onto in a linear formation.

- 9.4 The Council's Conservation Officer has commented on the proposal and has stated that the conversion works would partially restore the historic layout of the Manor Farm buildings, albeit keeping the building fully disconnected from Manor Farm. The large modern barns on the site do not add to the historic significance of the farmstead, and their removal is not discouraged. In respect of the erection of 4 new dwellings, the Conservation Officer states that principle is considered acceptable.
- 9.5 According to historic maps, adjacent to this range of buildings was a historic orchard, covering the field immediately to the east of the building and to the south. The existing orchard noted at to the east may be a remnant or based on this historic arrangement. The retention and cultivation of this orchard is therefore welcome. Manor Farm's built form has been described as a 'regular courtyard with multiple regular yards'
- 9.6 The Conservation Officer noted that the proposed design for Plots 1-4, range from domestic to an agricultural appearance. Whilst slightly unusual the buildings do reflect the former use of the site as a farmstead. She goes on to state:
- 9.7 "Updated plans illustrating a change in the layout have been provided. The updated plans took the issue raised regarding the cluttered appearance caused by the arrangement of the garages into consideration, and moved the garages for Plot 4 and Plot 5 to be closer to their associated dwelling and thus creating a larger courtyard in the core of the development, focused around the orchard. This reduces the cluttered appearance of the site. The site is considered to be of relatively low density, which is not considered to cause harm to the conservation area. While omission of the garages would be the preferred option, to maintain a 'farmstead' character, it is noted that the garages proposed are simple single storey structures, which are not considered to cause additional harm to the conservation area.
- 9.8 Overall, the works are not considered to cause harm to the setting of any of the designated buildings in the proximity of the site., in accordance with NPPF 219. The works to the historic barn would restore some of the regular courtyard appearance of Manor Farm, which is considered to be a positive intervention.
- 9.9 Samples of all materials should be provided to ensure the appearance of the building is in keeping with the immediate surrounding as well as the wider streetscape of Westborough."
- 9.10 It is the officer's assessment that the level of impact identified to the setting of the conservation area would not result in any harm to its special significance. The Conservation Area Appraisal has been taken into account. It is therefore considered that the proposed development would be in accordance with Policy EN6 of the SKLP or Section 16 of the NPPF.

10 Impact on Residential Amenity

- 10.1 Policy DE1 of the SKLP requires that development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and make a positive contribution to the local distinctiveness, vernacular and character of the area. Further, para 135 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to the local character and

history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 10.2 Plot 1 would have 2 stories and is proposed to be located to the front of the site and has the potential to impact the amenities of Linford (a detached dwelling) which is located to the west of the plot. At the time of writing, Linford is in the same ownership as the application site. Notwithstanding the ownership, the end blank gable of Plot 2 is proposed to be positioned directly opposite to the rear elevation of Linford with a separation distance of 12.5m. The dwelling would replace a large barn. Car parking spaces serving Plot 2 would sit in between the properties and given the separation distances and topography of the site, which is level, it is not considered that the proposed dwelling would have detrimental impacts on existing residential occupiers amenities by way of overlooking, loss of privacy or overdominance.
- 10.3 Plot 2 would also have 2 stories, and it is proposed to be located adjacent to the common boundary with The Old Farmhouse (to the north). The dwelling would replace a large barn. Given the separation distances it is not considered that proposed dwelling would result in any unacceptable detrimental impacts on the amenities of the neighbouring properties.
- 10.4 Plot 5 comprises the existing barn which is proposed to be converted and extended. The extension would re-instate the L-shape of the barn, and its gable end would be within approximately 3.1m of the existing dwelling, which lies to the west. The proposed extension is single storey and as such, although the separation distance is small, it is not considered that the impact on the residential amenities of the existing dwelling would be such that planning permission should be refused.
- 10.5 The remaining plots 3 and 4 are considered to sufficiently distanced from the neighbouring dwellings to the north, south and west to allow for 2 storey dwellings to be accommodated within the site without any unacceptable adverse impact to this neighbour by way of overlooking, overshadowing, excess light or noise disruption. The dwellings would replace 2 x large barns. The existing boundary treatments and proposed landscaping would also mitigate impacts to existing and proposed residential amenity. The proposed dwelling would therefore not result in any unacceptable detrimental impacts on the occupiers of the neighbouring properties.
- 10.6 Given that large existing agricultural buildings would be removed from the site, and given their previous use for agricultural purposes, it is not considered that the use of the site for residential purposes would result in a higher potential for noise and disturbance than the previous land use and as such it is considered that a residential use would not result in impacts that would be detrimental to existing occupiers residential amenities.
- 10.7 The proposed dwelling would result in a high standard of amenity for the future occupiers.
- 10.8 As such proposed development is in accordance with Local Plan Policy DE1 and the NPPF (section 12).

11 Highway Safety/Parking

- 11.1 Policy ID2 (Transport and Strategic Infrastructure) 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. 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 Comments have been received from local residents regarding the narrowness of Town Street and the villages' ability to accommodate additional traffic. In assessing the proposal, the Highway Authority has considered the requirements of the National Planning Policy Framework (NPPF), which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the network would be severe.
- 11.3 Taking these factors into account, and in line with the NPPF tests, the development utilises an existing access point, which is currently used by vehicles associated with the agricultural use and there is no evidence that the proposal would lead to safety risks of a level that would justify refusal. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.
- 11.4 Lincolnshire County Council (as Local Highway Authority) have raised no objection to the proposal which would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety. For any works within the highway, the applicant would be required to notify Lincolnshire County Council as the Local Highway Authority. The proposal is therefore considered to be in accordance with Local Plan Policy ID2 and the NPPF (section 9).

12 Ecology and Biodiversity

- 12.1 Policy EN2: Protecting Biodiversity and Geodiversity of the SKLP states that planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.
- 12.2 The site does not lie within a Site of Special Scientific Interest (SSSI) or Special Area for Conservation (SAC).
- 12.3 The applicant has submitted a small sites BNG metric. The base line habitat is stated as being 0.89 of habitat units and 0.12 units of hedgerow. With a post-intervention development habitat value of the site comprising 1.01 in habitat units and 0.45 units of hedgerow. This would result in a net change in biodiversity of 13.60% of habitat units and 281.32% in hedgerow units which would be provided on-site. An accompanying ecological appraisal has also been submitted with the application. The survey identified the following habitats in the area developed land sealed surface (buildings B1 - B5) Artificial unvegetated unsealed surface - hardstanding tracks, modified grass, bare ground (previously modified grass) rural and ephemeral, hedgerow and individual tree and traditional orchard. The survey identified protected species and recommended further survey work should be carried out as precautionary measure including further bat emergence survey of building B5, demolition work should be completed outside of the nesting season or preceded by an inspection by an Ecologist. Hedgehog access to the site by this species in the future cannot be discounted, a precautionary inspection by an ecologist is recommended.
- 12.4 Prior to demolition works, as bats and their habitats are likely to be impacted the applicant should contact Natural England to ascertain if a licence to carry out work is required. It is not considered that reasonable or necessary to impose a planning condition this licence to

be obtained as this is controlled by separate legislation under the Wildlife and Countryside Act 1981.

- 12.5 Whilst a BNG Assessment has been submitted to accompany the application, a further BNG Plan is required to be submitted once planning permission is granted as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, in order discharge the deemed condition. The plan must be submitted in writing, no earlier than the day after planning permission has been granted. The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development.
- 12.6 Consequently, subject to the appropriate deemed condition, it is considered that the proposed development would be acceptable and in accordance with Policies EN2 of the SKLP and Section 15 of the NPPF.

13 Drainage and Flooding

- 13.1 Policy EN5 of the SKLP: 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. Section 14 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 13.2 Several objections have been received from residents within the village and the Parish Council referring to persistent flooding within the village, particularly in the vicinity of the site. These comments relate to poor drainage capacity and surface water run-off. In respect of recent flooding incidences in the village as a whole, the Environment Agency has stated that "We are reviewing if there might be economically justifiable options to reduce flood risk from the River Witham in Westborough and a provisional funding allocation has been secured to explore further for this work."
- 13.3 Whilst the application site includes areas within Flood Zones 2 and 3 of the Environment Agency's Flood Map for Planning, the submitted flood risk assessment by Town Planning (dated November 2025) confirms that the dwellings will be located within Flood Zone 1. In respect of the proposed development, the Environment Agency were consulted, and they commented that they "have no evidence to suggest that the addition of 4 more dwellings as proposed within the red line boundary would increase the risk of flooding from main rivers as these dwellings will be in Flood Zone 1. We therefore have no reason to object to the proposals or impose conditions." They go on to state that "We note that the main concern regarding the proposals is with regards to increasing surface water flood risk. Our Risk of Flooding from Surface Water data (published on Check Your Long-Term Flood Risk) indicates that the overall risk from surface water flooding to the proposed site and dwellings is very low, however, the risk does vary across Westborough. We acknowledge that the proposed drainage is through percolation and that the proposed development will not disrupt the surface water flow path."
- 13.4 Further to this, Lincolnshire County Councils as the Lead Flood Authority were also consulted and they commented that they did not consider the proposal would increase surface water flood risk in the immediate vicinity of the site.

- 13.5 It is the Officers assessment that whilst flooding from the River Witham overtopping its banks is subject to ongoing investigation. The advice from drainage and flood risk consultees is that the erection of 4 dwellings would not increase the surface water risk in the immediate vicinity. The Applicants have indicated the use of SuDs throughout the development, and they propose to use soakaways to dispose of surface water. Mains sewer connection is proposed to dispose of foul sewage. Specific details of drainage will be subject to Building Regulations (Approved Document H) approval. It is the Officer assessment that provided that appropriate SuDS and means of foul drainage are utilised and approved under Building Regulations, the proposal is acceptable and in accordance with Policies ID2 and EN5 of the South Kesteven Local Plan and Sections 9 and 14 of the NPPF..

14 Crime and Disorder

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

15 Human Rights Implications

- 15.1 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.

16 Conclusion and Planning Balance

- 16.1 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.
- 16.2 The current proposal is a full planning application which seeks permission for the redevelopment of an existing farmyard, comprising the conversion of 1 barn to 1 dwelling and the erection of 4 new dwellings.
- 16.3 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.
- 16.4 The proposed development site is an existing farmyard, as such is considered to be previously developed land. However, the use of the site for residential development in this location, is considered to be acceptable in principle and complies broadly with the criteria set out within SKLP Policy SP4. There is a conflict with the Local Plan in that the development is for more than 3 dwellings, which is typically considered to be an appropriate number for infill developments in smaller village locations, however the site is considered to be of a scale 5no.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

- 16.5 The development would deliver 5no. 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.
- 16.6 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.
- 16.7 In this instance it is considered that the historic layout of the original farm buildings and the orchard contribute the special significance of the Conservation Area, however the large modern buildings do not, and as such the Conservation Officer has not attributed harm (less than substantial or otherwise) to the special significance of the Conservation Area or surrounding designated assets as a result of the proposed development, based on the design maintaining the original farmstead character combined with the proposed low-density pattern of development.
- 16.8 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.
- 16.9 Taking all of the above into account, it is Officer's assessment that whilst the proposed development would conflict with the Development Plan when taken as a whole, the balance of material considerations in this case would outweigh the level of harm identified, such that planning permission should be granted.

17 RECOMMENDATION:

- 17.1 Recommendation To authorise the Assistant Director – Planning & Growth to granted planning permission, subject to conditions:

Time Limit for Commencement

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

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawing No.717-2024 Location Plan received 9 December 2025

Drawing No.717-2024 100 Rev B Proposed Site Plan received 26 February 2026

Drawing No.717-2024 101 Plot 1 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 102 Plot 2 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 103 Rev A Plot 3 Proposed Floor and Elevation Plans received 9 December 2025

Drawing No.717-2024 104 Rev B Plot 4 Proposed Floor and Elevation Plans
received 26 February 2026

Drawing No.717-2024 105 Rev B Plot 5 Proposed Floor and Elevation Plans
received 26 February 2026

Drawing No.717-2024 106 Rev B Plot 2, 4 and 4 Garages received 26 February
2026

Drawing No.717-2024 107 Rev B Proposed Landscape Plan received 26 February
2026

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

3. Prior to the commencement of development, including any demolition works, the scheme of tree protection measures for the retained trees shall be implemented in accordance with the approved 5837:2002, Tree Protection Plan(s) (TPP) and the recommendations contained within the Tree Survey (Ref P2998/0226/02 issued 16 February 2026, V3) and shall be retained on site as such until the final occupation of the development; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the final dwelling hereby permitted:

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To ensure the trees to be retained will not be damaged during demolition or construction, and to protect and enhance the appearance and character of the site and locality, in accordance with Section 197 of the Town and Country Planning Act 1990.

4. With the exception of the demolition of buildings hereby permitted, Prior to the commencement of the development hereby permitted, a Phase 2 Intrusive Ground Investigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the risk assessment methodology, sampling, and testing regimes necessary to characterise ground conditions and assess risks to human health, controlled waters, and the wider environment in accordance with current guidance.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents

and users of the development; and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and NPPF.

5. Prior to the commencement of any works at the site, a written scheme of archaeological investigation for historic building recording 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 the NPPF (section 16).

6. The building recording works shall be completed in strict 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 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 work 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).

During Building Works

8. Before any development above damp-proof course, details demonstrating how the proposed dwelling will comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

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

9. Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

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

10. Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national

guidance contained in the NPPF paragraphs 196 and 197.

Before the Development is Occupied

11. Before any part of the development hereby permitted is occupied, all hard and soft landscaping works shall have been carried out in accordance with the approved proposed landscape site plan (Drawing No.717_2024_107) Rev B received 26 February 2026.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

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

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

Ongoing Conditions

13. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

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

14. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

15. Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning

Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

16. The created and/or enhanced habitat specified in the approved Habitat Management Monitoring Plan [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

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

17. Notice in writing shall be given to the Council when the Habitat Management and Monitoring Plan (HMMP) works have started.

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.

Standard Note(s) to Applicant:

1 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

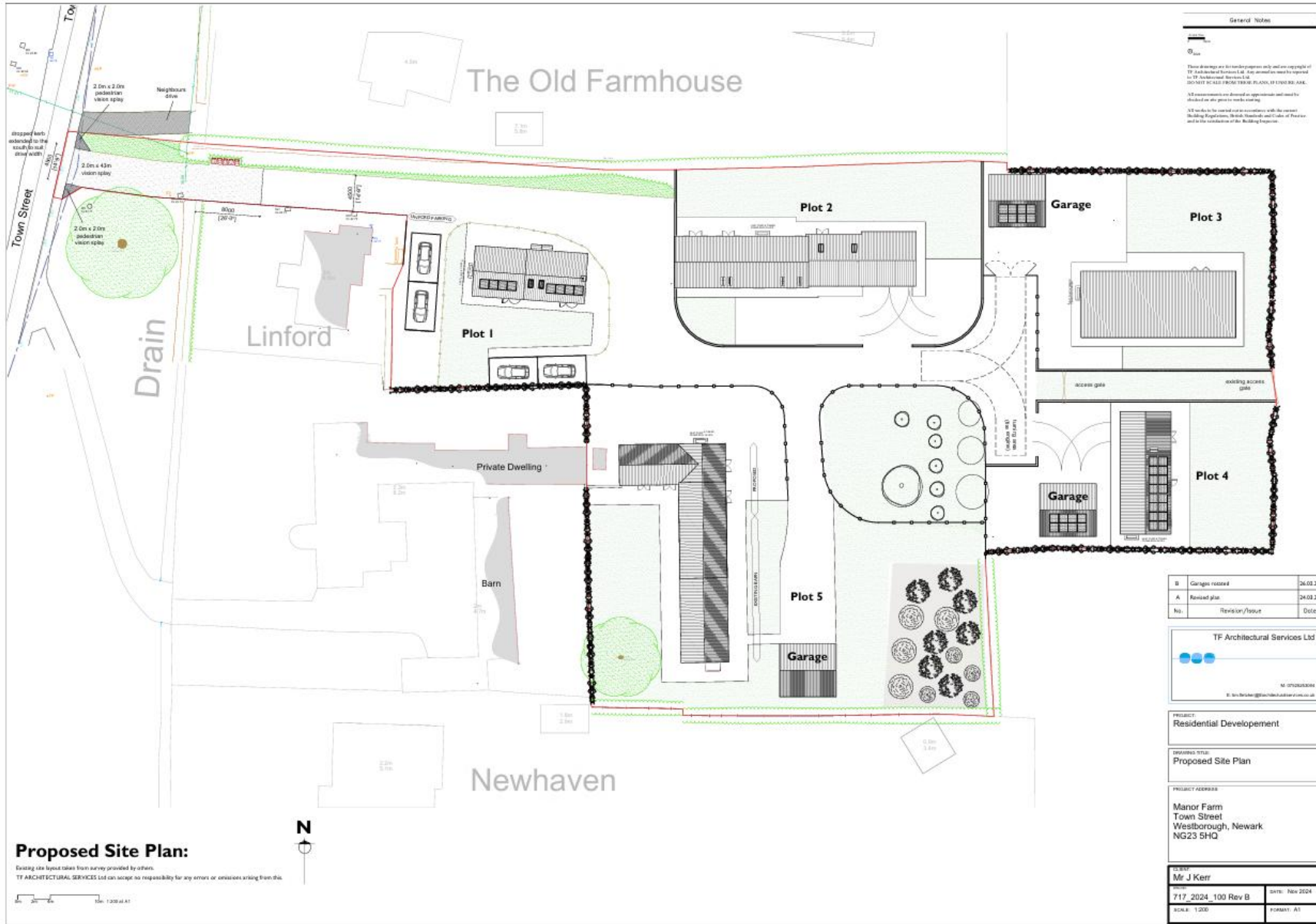
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

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

2. In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 39 of the National Planning Policy Framework.

- 3 Prior to demolition works, as bats and their habitats are likely to be impacted the applicant should contact Natural England to ascertain if a licence to carry out work is required. <https://www.gov.uk/guidance/wildlife-licences>

PROPOSED SITE LAYOUT



General Notes

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All measurements are shown in millimeters and must be checked on site prior to work starting.

All works to be carried out in accordance with the current Building Regulations, British Standards and Code of Practice and to the satisfaction of the Building Inspector.

B	Garages revised	26.03.24
A	Revised plan	24.03.23
No.	Revision/Issue	Date

TF Architectural Services Ltd

M 0770200304

E: info@tfas.co.uk

PROJECT
Residential Development

DRAWING TITLE
Proposed Site Plan

PROJECT ADDRESS
Manor Farm
Town Street
Westborough, Newark
NG25 5HQ

CLIENT Mr J Kerr	DATE New 2024
717_2024_100 Rev B	FORMAT A1
SCALE 1:200	

Proposed Site Plan:
Existing site layout taken from survey provided by others.
TF ARCHITECTURAL SERVICES Ltd can accept no responsibility for any errors or omissions arising from this.