



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

9 July 2026



### S25/1526

Proposal:	Outline application for a residential development (7 dwellings) with all matters reserved except for access.
Location:	Constables Field, Belton Lane, Manthorpe, Grantham
Applicant:	Mr R Lee
Agent:	Mike Sibthorp Planning
Application Type:	Outline Planning Permission
Reason for Referral to Committee:	Called in by Councillor Ian Stokes <ul style="list-style-type: none"> <li>• Impact on highways safety</li> <li>• Impact on the character of the area</li> </ul> <p>Deferral from at 19 February 2026 on grounds of further highway and footpath information</p>
Key Issues:	<ul style="list-style-type: none"> <li>• Highway Safety</li> </ul>

#### Report Author

Hannah Nutch, Senior Development Management Planner



01476 406080



[H.Nutch@southkesteven.gov.uk](mailto:H.Nutch@southkesteven.gov.uk)

**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Peascliffe & Ridgeway**

**Reviewed by:**

Adam Murray – Principal Development Management Planner

26 June 2026

**Recommendation (s) to the decision maker (s)**

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



Key



Application  
Boundary



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# **Addendum to Committee Report S25/1526 – Constable Fields, Belton Lane**

## **1 Introduction**

- 1.1 Members will recall that this application was previously discussed at the Planning Committee on the 19<sup>th</sup> March 2026. At the meeting, the Committee resolved to defer the application in order to receive further information from the applicant and Lincolnshire County Council including the proposed connection from the site to an existing footway and further information from the Highways Authority in terms of their assessment of the suitability of the access regarding highway safety. The relevant minutes of the meeting stated:
- 1.2 *Given some Members safety concerns about the access point to the site, it was proposed, seconded, and AGREED, following the Chairman's casting vote, to DEFER the item, pending further information about the safety of the access point and connectivity of the site including details of the proposed public footpath on Belton Lane.*

## **2 Progress since 19<sup>th</sup> March meeting**

- 2.1 Subsequent to the application being discussed at the March 2026 Committee Meeting the applicant has agreed to provide a footway connection from the application site to the existing footway at the A607 junction to the east.
- 2.2 Further to this, since the March meeting, the applicant has submitted amended plans moving the access point for the site further east than previously proposed. The Case Officer has attended a further joint site visit with the LCC Highways Officer. LCC Highways have provided comments on the revised scheme advising that there remains to be no objections on the revised access, with there being suitable visibility and requesting the same conditions in respect of the footway provision. The comments provided do however include additional information in respect of reviewing the crash data surrounding for Belton Lane, which confirms there have been 1 fatal, 1 serious and 2 slight RTCs along Belton Lane, however, only the serious incident was in close proximity to the site. The serious incident was believed to be caused by a distraction on the vehicle leading to the driver crossing into the path of an oncoming vehicle and not in relation to any features of the road.

## **3 Evaluation**

- 3.1 As indicated, Officers have engaged in further dialogue in relation to the application proposals and the concerns raised by Members during the previous deliberation of the application.
- 3.2 **Highway Issues**
- 3.3 In assessing the revised access details, in connection with the site visit with the Highways Officer and the receipt of the footway provision plan, the LPA is satisfied that the access would not result in any unacceptable impact on highway safety in accordance with NPPF Section 9 and Policy ID2 of the SKDC Local Plan.
- 3.4 **Other Matters**
- 3.5 For transparency, since the last meeting, an ongoing review of best practice in relation to biodiversity net gain has resulted in the use of additional conditions being imposed on decision notices in relation to habitat management and reporting of monitoring obligations. As such, it is proposed to update the conditions schedule to include these additional conditions.

### 3.6 **Crime and Disorder**

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

### 3.8 **Human Rights Implications**

3.9 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.

### 3.10 **Conclusion**

3.11 Taking the above into account, it is considered that the revised access point would not have any unacceptable adverse impact on the surrounding highway network in terms of highway safety. Furthermore, the footway provision would help pedestrian links to the existing footway network supporting safety and sustainable transport options. The development is considered to be in accordance with the NPPF Sections 5, 9 and 12 and Policies SD1, DE1, EN2, and ID2 of the SKDC Local Plan.

## **4 RECOMMENDATION**

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

### **Time Limit for Commencement**

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

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

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

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

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

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

### **Approved Plans**

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

- i. Site Location Plan received 15 August 2025
- ii. Access as shown on Illustrative Block Plan re. MSP.2033/002 received 19 May 2026

Unless otherwise required by another condition of this permission.

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

### **Prior to Commencement**

- 4 Before the development hereby permitted is commenced, plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties shall have been submitted to and approved in writing by the Local Planning Authority.

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

- 5 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; 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**

- 6 The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:-

- the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development; - wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Construction works would be carried out in accordance with the approved details.

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

- 7 No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

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

### **Prior to the development being occupied**

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

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

- 9 The development hereby permitted shall not be occupied before a 2-metre-wide footway, to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details should be broadly in accordance with Footway Provision Plan re. MSP.2033/001 received 13 April 2026. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

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

- 10 Prior to the occupation of the dwelling hereby permitted, 1 bird box and 1 bat box shall have been installed for each dwelling.

Reason: To support biodiversity provision on site in line with Policy EN2 of the SKDC Local Plan.

### **Ongoing Conditions**

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

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

- 12 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.

- 13 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.

- 14 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).