

**Guildhall Gainsborough
Lincolnshire DN21 2NA
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AGENDA

This meeting will be webcast live and the video archive published on our website

Planning Committee

Wednesday, 19th August, 2026 at 6.30 pm

Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA

Members:

- Councillor Ian Fleetwood (Chairman)
- Councillor Matthew Boles (Vice-Chairman)
- Councillor Emma Bailey
- Councillor Jacob Flear
- Councillor David Dobbie
- Councillor Adam Duguid
- Councillor Sabastian Hague
- Councillor Tom Smith
- Councillor Jim Snee

1. Planning Applications for Determination

- i) WL/2026/00514 - Land Rear of Langmead, West Street, (PAGES 3 - 7)
North Kelsey, Market Rasen
- ii) WL/2025/00667 - Land off Stallingborough Road, (PAGES 8 - 16)
Keelby
- iii) WL/2026/00292 - 33 Market Street, Gainsborough (PAGES 17 - 19)

**Paul Burkinshaw
Head of Paid Service
The Guildhall
Gainsborough**

Tuesday, 11 August 2026

Agenda Item 6a

Officers Report- Addendum to Item no. 6a- 19th August 2026

Planning application no. WL/2026/00514

Proposal: Planning application to erect 1no detached self-build dwelling with associated detached garage / gym, ancillary domestic garden equipment store and associated site works.

Location: Land R/O Langmead, West Street, North Kelsey.

1. Introduction

- 1.1 On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF). This replaces the previous version published in December 2024.
- 1.2 As the NPPF itself states, *“The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication [Monday 17th August 2026].”*
- 1.3 It therefore is a material consideration in the determination of this application.
- 1.4 It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (the Central Lincolnshire Local Plan in this case) unless material considerations indicate otherwise.
- 1.5 However, the NPPF makes clear (chapter 1, paragraph 3) that *“The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.”* It further states (chapter 1, paragraph 1) that *“The National Planning Policy Framework sets out the government’s policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.”*
- 1.6 It further states (Annex A, Paragraph 2) that *“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.”*
- 1.7 Accordingly, the revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan.

2. Relevant National decision-making policies of the National Planning Policy Framework (August 2026)

- 2.1 In relation to the principle of the development in this location, Policies S1 and S4 remain to be the relevant policies within the Central Lincolnshire Local Plan (CLLP). The definitions of 'developed footprint' and 'appropriate location' within the Glossary of the CLLP are also still applicable when concluding on the site's location.
- 2.2 The most relevant policies within the new iteration of the NPPF are National decision-making policies S3 to S5 within Chapter 4, Achieving sustainable development.
- 2.3 Policy S3 makes it clear that decisions on development proposals should apply a presumption in favour of sustainable development, this means;

S3: Presumption in favour of sustainable development

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

- 2.4 The new NPPF defines 'settlement' in Annex B- Glossary as:

Settlement: *Includes cities, towns, villages and other predominantly built-up areas, including land which is allocated or has permission for development which will form part of the built-up area once the development is complete. **This includes areas defined as a settlement in the development plan (whether using defined settlement boundaries or equivalent terms, or criteria for identifying settlement extents where boundaries have yet to be defined).** (emphasis added) Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan. For the purpose of this Framework they also exclude villages which lie within and are defined as part of the Green Belt in the development plan.*

- 2.5 In this case, and in accordance with the definition of 'settlement' within the NPPF and the definitions within the CLLP Glossary, the site is considered to fall outside of the settlement of North Kelsey and therefore Policy S5: Principle of development outside settlements is relevant. This policy states that;

Policy S5: Principle of development outside settlements

1. *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:*
 - a. *Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;*
 - b. *Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;*
 - c. *The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;*
 - d. *The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);*
 - e. *Limited infilling within groups of houses;*
 - f. *An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;*
 - g. *Development which would address an evidenced unmet need for gypsy, traveller or travelling show people accommodation, provided it meets the criteria in policy HO12;*
 - h. *Residential and mixed-use development which would:*
 - i. *Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);*
 - ii. *Be physically well-related to the station or the settlement within which the station is located;*
 - iii. *Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and*
 - iv. *Not prejudice any proposals for long-term comprehensive development in the same location.*
 - i. *The development of land allocated for that purpose in the development plan (where this lies outside settlements); and*
 - j. *Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot*

demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:

- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
 - ii. Comprise major development for freight and logistics purposes which accords with policy E3.*
- 2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.*
- 3. Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.*
- 4. **Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.***

- 2.6 The development, of 1no. self-build dwelling, is not considered to fall within any of the forms of development within the above list (a-j) of Policy S5, point 1, which would allow development outside of the settlement.
- 2.7 In accordance with S5 point 4, the proposal does not fit within any of the categories within S5 and there are no exceptional circumstances, where the benefits would outweigh the substantial adverse effects of allowing the development in this location.
- 2.8 If the committee resolves to decide that the application site **is** within the settlement of North Kelsey, then Policy S4- Principle of development within settlements applies.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3. Conclusions

- 3.1 It is considered that Central Lincolnshire Local Plan Policies S1 and S4 remain consistent with Policy S5 insofar as they seek to define the developed footprint of a settlement through the definitions within the Glossary of the Central Lincolnshire Local Plan and they still carry full weight in the assessment of this application.
- 3.2 There are no other updates in relation to the printed report and the changes to the NPPF.
- 3.3 Having reviewed the national decision-making policies in the revised NPPF, it therefore remains the recommendation to refuse planning permission for the five reasons stated within the printed report.

Officers Report – Addendum 18th August 2026

Planning Application No: WL/2025/00667

PROPOSAL: Planning application for construction of solar farm and battery energy storage system, comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with North East Lincolnshire Council)

LOCATION: LAND OFF STALLINGBOROUGH ROAD KEELBY GRIMSBY DN41 8DH WARD:
CAISTOR AND YARBOROUGH TARGET DECISION

DATE: EoT until 23/07/2026

CASE OFFICER: Josh Turner

1. Introduction

- 1.1 On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF)¹. This replaces the previous version published in December 2024.
- 1.2 As the NPPF itself states, “*The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication* [Monday 17th August 2026].”
- 1.3 It therefore is a material consideration in the determination of this application.
- 1.4 It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, both the Central Lincolnshire Local Plan and Keelby Neighbourhood Plan), unless material considerations indicate otherwise.

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework-2024)

- 1.5 However, the NPPF makes clear (chapter 1, paragraph 3) that “*The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.*” It further states (chapter 1, paragraph 1) that “*The National Planning Policy Framework sets out the government’s policies for planmaking and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.*”
- 1.6 It further states (Annex A, Paragraph 2) that “*Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.*”
- 1.7 Accordingly, the revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan.

2. Relevant National decision-making policies of the National Planning Policy Framework (August 2026)

2.1 It is considered that policy W3 is most relevant to this application:

W3: Renewable and low carbon energy development and electricity network infrastructure

1. In considering proposals for renewable and low-carbon energy development and electricity network infrastructure, substantial weight should be given to:

- a. The benefits for improving energy security, supporting economic development and/or the transition to a net zero future;
- b. In the case of applications for the re-powering and life-extension of existing sites, the additional benefit of utilising an established site for this purpose; and
- c. The contribution that small-scale and community-led renewable and low carbon energy projects can make to reducing greenhouse gas emissions, along with their associated economic and social benefits.

2. Applicants should not be required to demonstrate the need for renewable or low carbon energy development and electricity network infrastructure. Where proposals for this form of development come forward outside areas which have been identified as suitable for them in the development plan, their acceptability should be assessed against the national decision-making policies in this Framework, taken as a whole.

3. Where development is expected to be time-limited, applications should be accompanied by proposals for decommissioning and site restoration, including details of how these measures are expected to be implemented.

2.2 This does not substantially deviate from previous iterations of national policy. It remains the position (policy W3(1)) that the decision-maker must give “substantial weight” to the benefits for improving energy security, supporting economic development and/or the transition to a net zero future.

2.3 It also remains the position (W3(2)) that the applicant should not be required to demonstrate the need for renewable or low carbon energy development.

2.4 Finally it is national policy (W3(3)) that *“time-limited applications should be accompanied by proposals for decommissioning and site restoration, including details of how these measures are expected to be implemented.”* Planning permission is being sought for 40 years as set out in the development description.

2.5 The accompanying planning statement addresses decommissioning and states:

“The Proposed Development will cease operation after a period of 40 years. At the point of decommissioning, an appropriate Decommissioning Environmental Management Plan (DEMP) will be prepared and submitted to NELC and WLDC for consideration and agreement.

The Proposed Development, including the ground fixings, is fully reversible and all structures can be removed from the Site and the Site fully returned to agricultural use. Decommissioning activities are expected to be similar to construction, with vehicle movements anticipated to be the same as per the construction period.

At this stage it is considered premature to submit a DEMP for works that would not commence for another 40 years. The Applicant therefore expects a planning condition would be attached to any grant of planning permission requiring the submission and approval of the DEMP in advance of decommissioning, as per the industry standard for this type of development. The DEMP would include details pertaining to the recycling of equipment and full reinstatement of the land to its agricultural use. Furthermore, if deemed necessary by NELC/WLDC, a Soil Management Plan planning condition would ensure that soil quality (at the solar site) is fully restored to its existing condition at decommissioning.”

2.6 The submission of a decommissioning report prior to the end of the use is fairly common practice and is the approach employed with the Nationally Significant Infrastructure Solar Projects within the District. It is considered that a condition to secure its submission remains a valid and necessary approach.

2.7 Finally, it should be noted that at Annex A, Paragraph 10, the revised NPPF includes a list of Written Ministerial Statements (WMS) and other policy documents “which have been incorporated or superseded”. This includes:

- Solar and protecting our Food Security and Best and Most Versatile (BMV) Land (15 May 2024)

This WMS is therefore no longer deemed to be a material consideration in the assessment of this application.

- 2.8 It is considered that CLLP policy S14 is consistent with NPPF policy W3 and still carries full weight in the assessment of the application.

3.0 Conclusions

- 3.1 Having reviewed the national decision-making policies of the revised NPPF, it is considered that the benefits of the proposed development must be given “substantial weight”. The development would, across the two authority areas, provide a 49.9MW solar project that would supply energy to the national grid at Werst Grimsby Substation.
- 3.2 It is considered that there are not significant adverse impacts identified that would outweigh the substantial weight afforded to the benefits.
- 3.3 It therefore remains the recommendation that planning permission is granted, subject to conditions.
- 3.4 Following the requirement to agree pre-commencement conditions, and further discussion with the applicant, it is recommended that the following conditions are attached to any grant of planning permission:

Recommended Conditions:

1. The development hereby permitted must be begun before the expiration of five years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall take place until a written Habitat Management and Maintenance Plan (HMMP) in accordance with The Biodiversity Net Gain Assessment carried out by Clarkson & Woods Ecological Consultants (February

2026) is to be submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all 'significant' biodiversity gains on site and must be produced in accordance with sections listed below:

- a. a non-technical summary;
- b. the roles and responsibilities of the people or organisation(s) delivering/monitoring the HMMP;
- c. the details of funding, resources and mechanisms for long term delivery of the HMMP.
- d. the planned habitat creation and enhancement works for the initial completion period and date by which the initial works will be completed;
- e. the management measures to maintain habitat for a period of 30 years from the end of initial habitat creation.
- f. the monitoring/reporting methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority on years 1,5,10,15,20,25,30. All reports must be submitted no later than September 1st on each reporting year (reports must be completed by a suitably qualified ecologist)
- g. the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

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 S61 of the Central Lincolnshire Local Plan 2023-2043.

3. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) in accordance with is submitted to and approved in writing by the local planning authority. The EMEP shall include: -

- A plan showing habitat protection zones
- Details of any precautionary method statements for protected species
- Details of a sensitive lighting strategy

- Details, specification location of measures to provide access for movement of wildlife across and around the site to include wildlife access points at frequent intervals in all fencing
- Details, specification and location of the following species enhancements incorporated across the site:
 - A range and variety of post/tree mounted bird boxes
 - A range and variety of post/tree mounted bat boxes

The EMEP shall be implemented in strict accordance with the approved plan. All features shall be installed during construction and retained as such thereafter.

Reason: In the interest of nature conservation and to accord with the National Planning Policy Framework and local policy S60 of the Central Lincolnshire Local Plan 2023.

4. Notwithstanding the detail contained within the application, prior to their installation on site, details of the proposed materials, size, colours and finishes of the solar panels, frames, fencing, buildings and equipment on the site shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details and maintained as such for the lifetime of the development.

Reason:

To ensure the satisfactory appearance of the development upon completion in the absence of precise details accompanying the application, in accordance with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043.

5.No development shall take place until a detailed Landscape and Ecology Strategy Plan and Landscape Planting Phasing Plan based on the Indicative Landscape and Ecology Strategy Plan ref. AW0274 - PL - 02 Rev C and the Landscape Phasing Plan ref. ref. AW0274 - PL – 03 has been submitted to and agreed in writing by the Local Planning Authority.

The agreed landscaping scheme and phasing/timescales shall be implemented on the site in accordance with the approved Landscape and Ecology Strategy Plan and Landscape Planting Phasing Plan.

Reason:

To ensure the satisfactory appearance of the development and proposed landscaping plan upon completion in the absence of precise details accompanying the application, in accordance with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043.

Conditions which apply or are to be observed during the course of the development:

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- Site Location Plan ref. 01 Rev A
 - Site Layout Plan ref. ref 02 Rev A
 - Solar Panel Mounting Structure Detail ref. 04
 - Power Conversion Unit ref. 06
 - Deer Fence and Gate Details ref. 08
 - CCTV ref. 10
-
- Indicative Landscape and Ecology Strategy Plan ref. AW0274 -PL -02 Rev C - Proposed Landscape Phasing Plan ref. AW0274 -PL -03

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason:

To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy S5, S14 and S53 of the Central Lincolnshire Local Plan 2023-2043.

7. The development hereby approved shall be temporary, and shall cease use within 40 years from the date of the first exportation of electricity from the site ('the date of first export'). The applicant, or their successor in title, shall, within 1 month of first export, notify the local planning authority in writing of the date of the date of first export.

Reason

To confirm the proposed 40-year temporary period of the permission for the avoidance of doubt and in the interests of proper planning.

Conditions which apply or relate to matters which are to be observed following completion of the development:

8. Within a period of 39 years and 6 months following the date of first export of electricity from the site, **and no less than six months before the temporary use is ceased**, a scheme for the decommissioning of the solar farm and its ancillary equipment shall be submitted

to and approved in writing by the local planning authority. The scheme shall include details of:

- how the land is to be restored and shall include a programme for the completion of the decommissioning and restoration works;
- how it shall make provision for the removal from the land of the solar panels and associated above-ground works approved under this permission;
- the management and timing of any works;
- a traffic management plan to address likely traffic issues during the decommissioning period, and
- an environmental management plan to include details to be taken during the decommissioning period to protect wildlife and habitats.

Thereafter, the decommissioning of the solar farm shall be undertaken in accordance with the approved details and timings.

Reason: To ensure the decommissioning phase is completed with limited disturbance to the local area and the site is restored to its former appearance and use to accord with the National Planning Policy Framework, local policies S5, S14, S47, S53 and S56 of the Central Lincolnshire Local Plan 2023-2043.

9. Notice in writing shall be given to the Council within 15 working days of the Initial habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan (HMMP) being completed.

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 S61 of the Central Lincolnshire Local Plan 2023-2043.

10. The Habitat Management and Monitoring Plan (HMMP) submitted and approved as part of condition 2 must be strictly adhered to and implemented in full for a minimum of 30 years following the initial completion period approved pursuant to condition 9.

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 S61 of the Central Lincolnshire Local Plan 2023-2043.

Agenda Item 6c

Officers Report – Addendum 18th August 2026 to item 6c

Planning Application No: WL/2026/00292

Proposal: Planning application for conversion of existing office space to 1no. residential apartment including external alterations

Location: 33 Market Street, Gainsborough

Determination Date: 20th August 2026

Case Officer: Vicky Maplethorpe

1.0 Introduction

- 1.1 On Monday 17th August 2026, the Government published its revised National Planning Policy Framework (NPPF)¹. This replaces the previous version published in December 2024.
- 1.2 As the NPPF itself states, *“The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication [Monday 17th August 2026].”*
- 1.3 It therefore is a material consideration in the determination of this application.
- 1.4 It remains the case that Planning law requires that applications for planning permission be determined in accordance with the development plan (here, both the Central Lincolnshire Local Plan and Keelby Neighbourhood Plan), unless material considerations indicate otherwise.
- 1.5 However, the NPPF makes clear (chapter 1, paragraph 3) that *“The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.”* It further states (chapter 1, paragraph 1) that *“The National Planning Policy Framework sets out the government’s policies for planmaking and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.”*
- 1.6 It further states (Annex A, Paragraph 2) that *“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight... Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.”*

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/publications/national-planning-policy-framework-2024)

- 1.7 Accordingly, the revised NPPF is now a material consideration of “critical importance” and its decision-making policies should be considered alongside the policies of the development plan.

2.0 Relevant National decision-making policies of the National Planning Policy Framework (August 2026)

- 2.1 It is considered that policy TC2, TC4 and S4 are most relevant to this application:

Policy TC2 (Development in town centre) criteria 1 states *“in considering proposals for development in town centres, substantial weight should be given to the benefits of: a. Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and b. Improving or retaining access to local shops and other facilities which provide day-to day services for the local community.”*

Policy TC4 Assessing the impact of development on town centres ((criteria 1 and 2) state *“development proposals for retail and leisure uses located outside town centres should be accompanied by an impact assessment if the proposal exceeds a floorspace threshold set out in an up-to-date development plan, and is not on a site which is allocated for the 44 proposed use in the plan. If no threshold for impact assessments has been set in the development plan, a default threshold of 2,500m² gross floorspace should be applied”* and *“In circumstances where an impact assessment is required, it should be demonstrated that the development would be unlikely to have a significant adverse impact on: a. Existing, committed and planned public and private investment in a town centre or centres in the catchment area of the proposal; and b. Town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)”*.

Policy S4 criteria 1 (Principle of development within Settlements) states that *“Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects”*

- 2.2 In relation to the principle of the development the officer report considers the following relevant policies and guidance.

Central Lincolnshire Local Plan 2023-2043 (CLLP):

- S3 Housing in the Lincoln Urban Area, Main Towns and Market Towns
- S35 Network and Hierarchy of Centres remain
- S49 Parking Provision
- S57 The Historic Environment

Gainsborough Neighbourhood Plan (GNP):

- NPP1 Sustainable Development
- NPP18 Protecting and Enhancing Heritage Assets
- NPP19 Improving the Vitality of the Town Centre

National Planning Policy Framework (NPPF):

- Paragraph 90 of the NPPF is supportive of residential development within Town Centre locations as it is recognised that such development often plays an important role in ensuring the vitality of such centres.
- Paragraph 212 of the NPPF states that ‘great weight should be given to the [designated] asset’s conservation’.
- Paragraph 213 goes on to state that ‘Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting’.
- Paragraph 214 provides guidance that ‘*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent*’

These policies enable housing growth within Gainsborough (Market Town), protect heritage assets and safeguard the vitality/viability of the town centre. The NPPF requires local planning authorities to recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

- 2.3 It is considered that CLLP policy S3, S35, S49 and S49 and NP policy NPP1, NPP18 and NPP19 policy are consistent with NPPF policy TC2, TC4 and S1 and still carry full weight in the assessment of the application.

3.0 Concluding Statement

- 3.1 The most recent iteration of the NPPF does not alter the recommendation to grant planning permission subject to the draft conditions printed within the officer report.
- 3.2 Having reviewed the national decision-making policies of the revised NPPF, it is considered that the benefits of the proposed development must be given “substantial weight”. The development would provide residential accommodation in a sustainable market town location which would retain the vitality and viability of the town centre.
- 3.3 It is considered that there are not significant adverse impacts identified that would outweigh the substantial weight afforded to the benefits.
- 3.3 It therefore remains the recommendation that planning permission is granted, subject to conditions.