

Officers Report

Planning Application No: WL/2025/00850

PROPOSAL: Planning application to erect 3no. custom self build dwellings including creation of a new vehicle and pedestrian access, ecological enhancements, and other associated site works.

LOCATION: Land To The West Of, Norbeck Lane, Welton, Lincoln, LN2 3JP

WARD: DUNHOLME AND WELTON

WARD MEMBER(S): Cllr P Swift, Cllr D Rodgers and Cllr S Hague

APPLICANT NAME: B Wilson

TARGET DECISION DATE: 15/10/2025 Extension of time agreed until 11/12/2025.

CASE OFFICER: Joanne Sizer

Recommended Decision: Grant permission subject to conditions.

This application has been referred to the planning committee following the request of a Ward Member and objections by Welton-by-Lincoln Parish Council and neighbouring residents in regard to a number of planning matters including the adequacy of the site access and design grounds.

Site Description: The site is located within Welton (a category 4 'large village' in the Local Plan).

The site is within the developed footprint of the village, and is accessed off Norbeck Lane, on the western part of the settlement.

The site consists of a strip of grassed land which shares its north boundary with Healthlinc House, a care facility for people with learning disabilities and autism, mental health, physical disabilities and sensory impairments. There is also land allocated as important open space (IOS) in the Local Plan.

To the south sits a lane which runs west from Norbeck Lane and beyond this a Livery yard/stables and 23 Norbeck Lane. The south west aspect of the site adjoins No 23 Saxon Close.

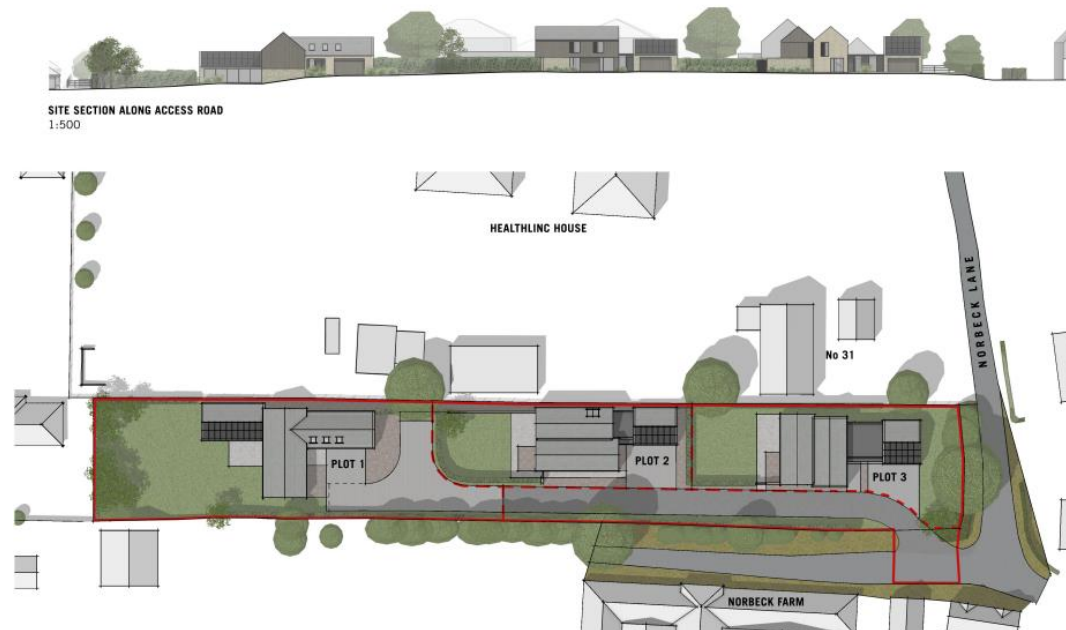
Boundary treatments are varied but predominantly consist of a post and rail fence along the shared boundary of Healthlinc House and the open space, a 1.8 high close boarded fence along the residential boundary of 23 Saxon Close and an approx. 1.6 metre high wire fence running along the boundary shared with the lane to the south. There is also trees and planting running along this boundary and the eastern boundary facing onto Norbeck Lane.

The site is also in a limestone Minerals Safeguarding area and a Central Lincolnshire Biodiversity Opportunity Mapping area associated with ecological networks and opportunities for the creation and management of them. The site is located outside of, and approximately 60 metres to the west, of the Welton Conservation Area.

Proposal:

This application seeks full planning permission for the erection of three custom self build dwellings and associated access and roadway. The three proposed dwellings are all 2 storey four bedroom properties. They are proposed to be constructed using Buff/beige brick, uncoursed limestone, thermowood cladding, slate tiles, and black aluminium framed windows.

Proposed site layout/section:



Plot 1:

The highest eaves height of the two storey element measures approximately 5.5 metres and the ridge height 8.3 metres. The Plot is however on land with varying land levels.



PLOT 1 - PRIVATE GARDEN ASPECT FROM WEST



PLOT 1 - VIEWED FROM ADJACENT LAND TO THE NORTH-WEST

Plot 2:

The highest eaves height of the two storey element measures approximately 5.5 metres and the ridge height 7.8 metres.



Plot 3:

The highest eaves height of the two storey element measures approximately 5.5 metres and the ridge height 8.0 metres.



Relevant Planning History

On-site:

147362 – Planning application for erection of 3 no dwellings – Refused 30/11/23

Reasons for refusal:

1. The proposed development is poorly designed and would have a significant harmful impact on the character of the settlement. The site is an inappropriate location for housing development. The proposed development would therefore not accord with local policy S1, S2, S4 and S53 of the Central Lincolnshire Local Plan 2023, Policy D1 of the Welton by Lincoln Neighbourhood Plan or the guidance within the National

Planning Policy Framework.

2. The proposed development would have an unacceptable harmful impact on existing neighbouring uses including the occupants of Healthlinc House and the future occupants of the site. The proposed development would therefore not accord with local policy S53 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework.

3. Insufficient information has been submitted with the application in relation to the impact of the development on protected species (fauna and flora) or provided evidence to meet the 10% net biodiversity gain. The proposed development would therefore not accord with policies S60 and S61 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework, most notably paragraphs 174, 180 and 181.

4. Insufficient information has been submitted with the application in relation to an energy statement or the principles for efficient buildings. The proposed development would therefore not accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework.

Site to the West (land):

WL/2024/00485 – Planning application to erect 3 no bungalows including provision of new access – Grant with conditions 28/04/2025.

147349 – Planning application for the erection of 4 bungalows including new access – Refused 29/11/2023

Site to the North (Healthlinc House):

135473 – Planning application to replace portacabins with new modular building – Granted 17/02/2017

M05/P/1365 – Reserved matters application for the erection of additional residential accommodation for patients – Granted 17/07/2006

M02/P/00936 – Outline application to erect additional residential accommodation for patients – Granted 29/05/2003.

Representations

Ward member(s):

Cllr P Swift – Given the public interest in this application and the documentary evidence amongst those comments from a resident relating to land ownership claims, I would like to request that the application be brought before the planning committee for determination.

Welton-by-Lincoln Parish Council]:

18/09/25 and 11/11/25 - Objects to the proposed development for the following reasons (summarised)

- The proposed development is incompatible with the Welton by Lincoln Neighbourhood Plan as it is not included in its allocated sites or those in the Central Lincolnshire Local Plan and should be refused.
- This application does not address the previous reasons for refusal of application 147349.
- Permitted development rights were removed by condition as part of the granting of planning permission WL/2024/00485 so how is it now possible for this application to propose two storey dwellings which will have adverse impacts upon the amenity of neighbouring properties and the character of the area.
- The design of the dwellings are not considered to preserve or enhance the character and appearance of the properties in the area and would harm the character of the surrounding countryside in this rural setting. The development does not therefore meet the design policy requirements of the Welton Neighbourhood Plan.
- The access into the site is adjacent to a dangerous bend and is not safe or suitable for the increase in traffic and all vehicle types. The access also forms part of a country lane and adjacent to livery stables with horses and riders coming and going on a daily basis.
- How will construction traffic also be managed to ensure that it does not block the access up and impact the surrounding area.
- There is currently insufficient capacity at Welton health Centre for existing residents.
- The infrastructure in Welton is at bursting point and the development will add to this (including drainage problems)
- The properties should be eco friendly if permission is granted.

Local residents:

Concerns and objections have been received by the following local residents:

11, 23, 15, 12 and 17 Norbeck Lane Welton

9 Prebend Lane Welton

12 Wentworth Drive Dunholme

The following matters/objections were raised (summarised):

- Impacts relating to highway safety – Traffic has increased in the village and will do further with this proposal and the proposed 200 houses at the end of the village.
- Norbeck Lane will be impacted as it is used as a cut through to avoid the gridlock experienced at Cliff Road and Ryland Road, close to the Co-op.
- Norbeck Lane is a single track road and has no footpaths. It is by horses, dog walkers, school children and residents on a regular basis who have no choice but to walk in the road.

- The road is clearly unsuitable for the additional traffic and for heavy construction vehicles and horses in the stables opposite will be distressed.
- The access is dangerous being off a blind bend and private road.
- The development does not have adequate parking and would put more pressure on the surrounding area.
- The application again seeks to shoehorn houses onto a strip of land.
- The local community is already stretched with extremely limited infrastructure in place to support the current population.
- The many new homes being built will result in flooding as the water table is high and the weather changing.
- The access is not owned by the applicant but No 23 Norbeck Lane.
- The applicant only has a right of access but does not allow the construction of the access. The right of access was only given as a field access and not to a residential development. The right of way needed for the development is therefore different to that which was given permission.
- The private lane is not to highway standards and will not withstand this kind of use, especially heavy lorries during building works.
- The new access would be location right outside my property and would create a main junction where there are no footpaths.
- The junction created by the access would also be harmful to the use of the stables for vehicles and riders.
- The reasons for refusal of the previous application and matters relating to highway safety have not been addressed in this application.

LCC Highways and Lead Local Flood Authority:

31/10/25 - The application is for the erection of 3 dwellings with the access point located on an unadopted lane. The site layout provides sufficient parking and turning arrangements within the site. The access is of suitable width to allow 2 vehicles to pass. Therefore it is not considered that proposals will have an unacceptable impact on highway safety.

Due to the narrow nature of Norbeck Lane, a Construction Management Plan will be required to limit the amount of large vehicles and manage site traffic on Norbeck Lane.

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

The LHA recommend a construction management plan condition and informative(s) to the applicant relating to the creation of a new access on private land.

LCC Archaeology:

24/11/25 - The amended mitigation strategy document contains the amendments requested and is an acceptable archaeological mitigation strategy for the proposed development.

I have amended the previously recommended condition wording to what I think is more suitable wording and should ensure that the archaeological mitigation strategy is followed, both the main initial excavation plus any potential follow-up archaeological monitoring and recording of development groundworks that may be needed.

22/09/25 - We recommended conditions for an archaeological scheme of works for prior application 147362 (November 2023), if permission was to be granted. The application was refused, and we were contacted by an archaeological contractor (PCAS Archaeology) on behalf of the applicant in April 2024 seeking pre-application advice on what would be expected in terms of archaeological mitigation for the site. I provided comments to them regarding this and met with them and the applicant in person at the site.

I cannot recommend or agree to the proposed mitigation strategy submitted. I made it clear during the pre-application talks with the archaeological contractor and applicant that the proposed gardens could only be considered areas of preservation in situ, and therefore exempt from archaeological mitigation if these areas were to be established as exclusion zones during development and if permitted development rights were restricted (if agreeable to the LPA) to avoid any unwitting destruction or impact to archaeological remains known to be present on the site. The first of these conditions is not met, with tree planting proposed in the gardens and possibly other landscaping works involved.

Unless the criteria of complete exclusion of the garden areas from development works (including tree planting and landscaping) and restricting of permitted development rights for the houses can be met, we cannot agree to the proposed archaeological mitigation strategy. If this cannot be achieved, the whole of the site area will need to undergo archaeological excavation, and a new archaeological mitigation strategy will need producing.

Tree Officer:

14/10/25 – conclusions made:

I have no objections to the proposals in terms of impact on trees and hedges, as the impact would be minor or acceptable proposals are given in the Arboricultural Impact Assessment, such as tree-friendly construction methods i.e. three-dimensional cellular confinement system should be used.

It is likely that the proposed development would create future pressures for trees to be cut back as they grow because of the close proximity of some crowns to the buildings and because of the tree debris falling, and the crown spread of T3 being in front of windows of Plot 2.

If permission is minded to be granted, details should be required for tree/hedge protection measures, any pruning works, a cellular confinement system, routes of underground utilities, etc... could all be provided within an Arboricultural Method Statement (AMS) for approval prior to commencement of any works. An AMS should provide details of any actions or activities within or close to tree RPAs, and clarify how they will be constructed/installed (using tree-friendly methods where possible), materials to be used, etc... All tree protection measures should be installed before commencement of any works, including site clearance, and be retained in their approved positions until completion.

Ideally, any replacement or improvement of any boundary vegetation, specifically to the east or south boundaries such as the group of low quality sycamores at G5, should be native hedgerow species, as this would be more in keeping with the character and amenity of the surroundings.

Ecology and Wildlife Officer:

Although the development is exempt from BNG there is a need to provide an enhancement on site in accordance with Policy S60 and guidance in the NPPF. To enable the development to meet this requirement the following condition is proposed:

1. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) 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 of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting, garden ponds, flowering lawns and urban greening [i.e. rain gardens])
- Details of educational leaflets to be provided to all residence as to the enhancements for wildlife within their own cartilage and the wider development.
- Details, specification location of hedgehog highway within all closed panel fence boundaries
- Details, specification, locations of amphibian friendly curb and drain treatments.
- Details, specification and location of the following species enhancements incorporated into structures across the site:

? Integrated bird boxes Total across site to be equal to number of dwellings (swift bricks are preferred and should be installed in groups of 3)

? Integrated bat boxes Total across site to be equal to number of dwellings

? 2 bee/insect bricks per dwelling.

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.

Date Checked: 17/11/25

Relevant Planning Policies and Legislation:

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2023), the Lincolnshire Minerals and Waste Local Plan (adopted June 2016) and the Welton Neighbourhood Plan (Made 2016)

Section 38(5) of Planning & Compulsory Purchase Act states that *Where a conflict exists between policies in different documents that are both part of the development plan (e.g., a local plan and a neighbourhood plan), the policy in the last document to become part of the development plan takes precedence.*

Paragraph 31 of the NPPF also advises Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

In this instance the most recent document is the Central Lincolnshire Local Plan, being adopted in 2023.

Development Plan

- **Central Lincolnshire Local Plan 2023 –**

Relevant policies of the CLLP include:

- S1 The Spatial Strategy and Settlement Hierarchy
- S4 Housing Development in or Adjacent to Villages
- S6 Design Principles for Efficient Buildings
- S7 Reducing Energy Consumption –Residential Development
- S12 Water Efficiency and Sustainable Water Management
- S20 Resilient and Adaptable Design
- S21 Flood Risk and Water Resources
- S23 Meeting Accommodation Needs
- S47 Accessibility and Transport
- S49 Parking Provision
- S53 Design and Amenity

S57 The Historic Environment
S59 Green and Blue Infrastructure Network
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Trees, Woodland and Hedgerows

<https://www.n-kesteven.gov.uk/central-lincolnshire/adopted-local-plan-2023>

- **Welton by Lincoln Neighbourhood Plan (NHP) - made September 2016**

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey>

Relevant policies of the NP include:

Policy D1 – Village Character (Character area C)

Policy D2 – Safe Environment

Policy EN1 – Environmental Capital Welton Character appraisal.

- **Lincolnshire Minerals and Waste Local Plan (LMWLP)**

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

Draft Local Plan/Neighbourhood Plan (Material Consideration)

NPPF paragraph 49 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) “the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*

A review of Welton by Lincoln Neighbourhood plan commenced on the 08/01/2024. However, at the time of writing there are not any published emerging policies that may otherwise be taken into consideration with this application and no weight is therefore afforded to the review at its early stage, applying paragraph 49 of the NPPF.

- **Draft Minerals and Waste Local Plan (DMWLP)**

Lincolnshire County Council are currently reviewing the Minerals and Waste Local Plan. The draft Minerals and Waste Local Plan has been through a consultation which started in July and closed on 24th September 2024. The Draft Plan has not been adopted as yet but once adopted would cover the period to 2041. The consulted draft plan includes the following relevant policy:

SM15: Safeguarding of Mineral Resources

The draft plan therefore has limited weight in the decision-making process, applying paragraph 49.

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2023.. Paragraph 225 states:

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

- National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

- National Model Design Code (2021)

<https://www.gov.uk/government/publications/national-model-design-code>

Other:

- Schedule 7A of the Town and Country Planning Act (BNG)
- Schedule 14 of the Environment Act 2021 (BNG)

Main Considerations:

- Principle of development
- Visual Amenity
- Residential/Neighbouring Amenity
- Highway Safety and parking
- Climate Change and efficient buildings
- Flood Risk and Drainage
- Ecology, biodiversity, and Net Gain
- Minerals
- Other Considerations

Assessment:

Principle of the Development:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

In this instance Policies S1 (The Spatial strategy and settlement Hierarchy) and S4 (Housing Development in or Adjacent to Villages) of the CLLP are principally relevant, with no NHP policies specifically addressing locational criteria for unallocated housing sites. Previously refused application 147362 was assessed under the current 2023 Local Plan and Policies S1 and S4. There have been no changes to the site or policies since the determination of application 147362.

As the Parish Council note - the site is not specifically allocated for residential development within the Development Plan. However, the Central Lincolnshire Local Plan contains specific policies to apply to housing on non-allocated sites, within villages.

Policy S1 of the CLLP provides a hierarchy of settlements within West Lindsey. Welton is situated within Tier 4 of the settlement hierarchy and is therefore a 'Large Village'.

Policy S1 notes that: *To maintain and enhance their role as large villages which provide housing, employment, retail, and key services and facilities for the local area, they will be a focus for accommodating an appropriate level of growth via sites allocated in this plan. **Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages** or other policies relating to non-residential development in this plan as relevant.*

The application site is not allocated within the CLLP and consequently must accord with the requirements of Policy S4: Housing Development in or Adjacent to Villages.

Policy S4 requires:

1. Large Villages, as defined in the Settlement Hierarchy in Policy S1, will experience limited growth to support their role and function through allocated sites of 10 or more dwellings in the Local Plan, sites allocated in neighbourhood plans, or on unallocated sites in appropriate locations* within the developed footprint of the village that are typically:**

- **up to 10 dwellings in Large Villages and Medium Villages; and**
- **up to 5 dwellings in Small Villages.**

Proposals on unallocated sites not meeting these criteria will not generally be supported unless there are clear material planning considerations that indicate otherwise.

2. Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:

- a) preserve or enhance the settlement's character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

Appropriate locations and the developed footprint are defined within the glossary of the CLLP 2023 and are defined as:

Developed footprint:

"the continuous built form of the settlement and excludes:

- individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;*
- gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area of the settlement;*
- agricultural buildings and associated land on the edge of the settlement; and*
- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement."*

Appropriate locations:

"a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan. In addition, to qualify as an 'appropriate location', the site, if developed, would:

- retain the core shape and form of the settlement;*
- not significantly harm the settlement's character and appearance; and*
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement."*

The Welton-by-Lincoln NP does not contain any specific policies to address the principle of housing on non-allocated sites.

Principle Assessment:

The principle of development was found to be acceptable within the assessment of previous application 147362 in 2023. There have been no policy changes since this time, and the site remains predominantly the same.

That said application 147362 was refused on the basis of being an inappropriate location for the development. This was set out in refusal reason 1 but did not directly relate to the location of the site being principally unacceptable. Instead in related to the proposed development not being consistent with other policies in the development plan as required by Policy S4 and the poor design of the development not being appropriate for the site.

Policy S4 is still principally relevant to the assessment of this application and again requires where sites are not allocated within the CLLP or NHP that up to 10 dwellings within the developed footprint of the village will be supported where it would:

- a) preserve or enhance the settlement's character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

The Parish council and local residents have raised objections to the proposed development on the basis that the site is not allocated in the CLLP or NHP and the village does not have adequate services and facilities to support further residential development.

Local plan policy is nevertheless clear that large villages will experience limited growth to support their role and function, including through unallocated sites.

There is no policy basis to support the claim that Welton could not accommodate a further 3 'windfall' dwellings.

The site is located within a built-up area of Welton village and predominantly relates to the built form of the settlement. Consequently, it is considered to be within the developed footprint of the settlement of Welton and would retain its core shape and form. The development of the site would consequently not significantly harm the character and rural setting of the village and the 3 dwellings proposed is also within the 10-dwelling limit for large villages as set out in Policy S4.

It is therefore concluded that, although the site is not allocated and despite objections being raised by residents and the Parish Council, it is considered to be an appropriate location for the proposed development and in principle accords with the policy requirements of S1 and S4 of the CLLP, subject to all other material site-specific considerations being found acceptable.

Visual Amenity:

The Parish Council and residents have cited their concerns that the development would not be in keeping with its surrounding environment.

Policy S53 of the CLLP requires that all development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place which demonstrates a sound understanding on their context. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they are well designed in relation to siting, height, scale, massing, and form. Important views into, out of and through a site should also be safeguarded.

Policy S66 relevantly advises that: proposals are expected to retain trees and hedgerows that make a significant contribution to the landscape or biodiversity value of the area, provided this can be done without compromising the achievement of good design for the site.

Policy D1 of the Neighbourhood Plan states that Development should respect local character.

Section 12 of the NPPF puts a strong emphasis on good design and well designed places. Paragraph 139 of the NPPF states that development that is not well designed should be refused.

The site is within Character area C of the Welton by Lincoln Village Character Assessment (2016) which notes that this area forms the western gateway into Welton and is structured around Cliff Road and a series of residential lanes which run parallel to each other in a north-south direction.

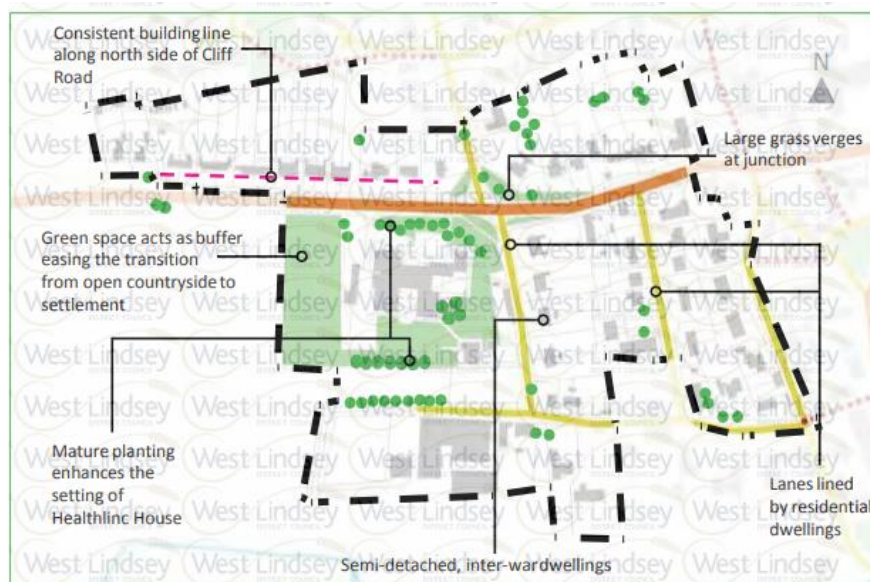


Fig A6: Character Area C - townscape analysis map

Some of the housing along cliff road and partially along Norbeck lane are noted to be formed of inter war properties, consisting of semidetached dwellings with hipped roofs. They are set spaciouly along the street scene in regular intervals and giving a spacious feeling to development within the area. Materials within the area are noted to be predominantly red brick with some pebbledash render.

Character Area C - Welton West

- This area forms the western gateway into Welton and is structured around Cliff Road and a series of residential lanes which run parallel to each other in a north-south direction.*
- Grass verges line both sides of Cliff Road on its approach into the village, whilst its southern side is lined by a continuous band of low hedgerow, which is interspersed with more substantial deciduous trees (Fig 45). These green features help to convey a semi-rural character even after the settlement has been entered.*
- Occupied primarily by residential properties, the only exception being Healthlinc House (Fig 49), a rehabilitation hospital for those with learning difficulties. The hospital is a comparatively large building, with a relatively expansive footprint. However, despite its size and location on the edge of the settlement, it does not overly dominate the immediate townscape nor views into the village, as it is set amongst several rows and clusters of mature planting which softens its appearance.*
- Across from the hospital, Cliff Road is lined by a row of distinct red brick inter-war properties (Fig 47), which line the road at regular intervals along a consistent building line to form a coherent and pleasing entrance to the village.*
- Further along Cliff Road lie the turn-offs for Prebend Lane to the north and Norbeck Lane to the south. Four sizeable grass verges converge at this particular junction, providing a welcome green edge to these vehicular routes and combining with the roads to create a particularly open townscape which affords numerous views of the wider village setting.*
- South of Cliff Road, the routes of Norbeck Lane, Chapel Lane and Vicarage Lane host a variety of residential properties. The western part of Norbeck Lane is lined on one side by inter-war properties (Fig 50), which are of similar scale and form to those seen along Cliff Road (semi-detached with hipped roofs and a shared central chimney stack), but display a greater diversity of facade finish, with ground floors being typically of red brick and upper storeys being of painted or pebble-dash render. It should be noted that only part of Norbeck Lane falls into this character area, and the more historic stretch, which is situated towards the village centre, forms part of Character Area E*

Other parts of Norbeck Lane, further away from the site, are however within Character Area E as they relate to the more historic centre of the village and partially sits within the Conservation Area. The character area appraisal notes the characteristics of this area to be formed of narrow lanes, stone walls, 19th century cottage consisting of stonework and pantile roofing. This area is located east of the application site.

Additionally, on Page 41 of the character appraisal identifies the important open space located within the grounds of Heathlinc House and designated in the CLLP as a buffer between the settlement and the open countryside beyond. Although the important open space remains, it no longer adjoins open countryside and the Neighbourhood Plan is out of date in this regard. The application site and the strip of land to the west subject to planning permission for the erection of 3 dwellings, currently appears as a leftover

grassed land running around Healthlinc House. Trees located to the north and south of the site are also noted in the character appraisal to enhance the setting of Healthlinc House. Beyond the south boundary sits a private lane, stable buildings and livery yard, which then leads to open fields beyond.

The above policy requirements and characteristics of the area are the same as considered in the determination of application 147362. There have also been no significant changes to the site since this time. Application 147362 was refused on design and visual amenity grounds with reason for refusal No 1 stating:

1. The proposed development is poorly designed and would have a significant harmful impact on the character of the settlement. The site is an inappropriate location for housing development. The proposed development would therefore not accord with local policy S1, S2, S4 and S53 of the Central Lincolnshire Local Plan 2023, Policy D1 of the Welton by Lincoln Neighbourhood Plan or the guidance within the National Planning Policy Framework.

In the assessment of refused application 147362 it was noted that the size and layout of the plots did not relate to or reflect other residential development in the area. It was specifically identified that the relationship the plots shared with Healthlinc House and No 31 Norbeck Lane would be out of place, with their rear elevations all facing onto and being within close proximity to the north boundary and nearby buildings. There was also no details of impact upon the trees identified as important in the NHP character assessment. The size, scale and design of the dwellings were also not considered to take reference from the existing properties within the area and forming the character of it. As a result, it was concluded that the proposed development was not well designed and introduced a form of residential development that was harmfully at odds and out of place with the surrounding residential character and context of the area.

147362:



The design of the proposed development has significantly changed from that refused and details have been provided to show the development from the wider context. The Parish Council has however still raised concerns and objections and consider it to be harmful to the character of the area.

Although the layout of the development is similar to that previously proposed, it is recognised to be constrained by the size and shape of the site. However, the orientation form and design of the dwellings are now more considered. Details of the root protection areas of the trees running along the boundaries and in neighbouring sites have also been factored into the design and the development allows all to be retained. [There is however a need to secure further details through conditions in relation to roadway construction and tree protection measures.](#)

Elements of Landscaping are also shown on the proposed drawings and it is clear there is also an opportunity to enhance the landscaping and boundary treatments on site. In this regard the tree officer has recommended further native planting, especially along the southern and north boundaries. [A condition is therefore proposed to secure further details of a landscaping scheme which will enhance the area and help integrate the development into it.](#)

The design approach for the dwellings is recognised to take a modern approach but take reference from the form and vernacular of some buildings within the village and character appraisal. This is an approach considered to have been previously successful in the village, as shown on Page 51 of the NHP character assessment and Fig 72 stating:

New development has been successfully integrated into the conservation area by drawing inspiration from local vernacular building forms and using traditional materials.

In this regard the steep gable design with high eaves line and smaller roofscape are recognised to be elements that are reflective of traditional buildings shown on pages 50, 69 and 70 of the character assessment. As are the single storey offshoots with varying ridge heights and roofscapes as shown on Page 60. There is also the inclusion of stone walls to some plots. The material palette proposed is both modern and traditional with some elements being stone and slate and others thermo cladding and features such as black windows.

Consequently, the proposed development will create its own character but does make reference to and take character from valued building materials within the character appraisal. The size and scale of the dwellings is also shown to be in keeping with the surrounding area, as seen in context on Plan No 24019-P-10.



The overall design approach to the proposed development is therefore considered to be appropriate and would not be harmful to the character of the area. A condition to secure materials will however be used to ensure they are suitable. With such a condition in place the development is considered to meet the requirements of Policies S53 and S66 of the CLLP and Policy D1 of the Neighbourhood Plan.

Comments made by the parish council in relation to the approval of bungalows and removal of permitted development rights is not relevant to this application. This is because the development they refer to is on neighbouring land and not this application site.

Residential/Neighbouring Amenity:

Policy S53 of the CLLP requires that development proposals do not have an unacceptable impact on residential amenity. This includes considerations such as compatibility with neighbouring land uses, noise, vibration, odour, and the creation of safe environments amongst other things. It also states that development must not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare.

Furthermore, paragraph 135 of the NPPF requires that development proposals provide a high standard of residential amenity for both existing and future users.

Policy D2 – Safe Environment of the Neighbourhood Plan states that: New development should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

The above policy requirements are the same as considered in the determination of application 147362. There have also been no significant changes to the site since this time. Application 147362 was also refused on residential and neighbouring amenity grounds with reason for refusal No 2 stating:

2. The proposed development would have an unacceptable harmful impact on existing neighbouring uses including the occupants of Healthlinc House and the future occupants of the site. The proposed development would therefore not accord with local policy S53 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework.

The application site adjoins Healthlinc House to the North and includes the detached dwelling No 31 Norbeck Lane and land allocated as important open space in the CLLP. The description of this important open space in the Evidence Paper undertaken as part of the supporting the CLLP is “private grounds to apartments”

The shared boundary between the site and Healthlinc House has a post and rail fence running along the entire length of it. There are also some trees located within close proximity. The area of Healthlinc House directly adjoining the application site and in-between these appears to be bin/storage areas and a parking/service yard area. The largest of the buildings running directly along the boundary of the site is subject to planning permission 135473 and is used for staff/office accommodation. This building, along with others have windows facing directly onto the application site and it is also noted that a few air conditioning units are located on the rear elevation of the main Healthlinc House building, facing onto the site.

In the assessment of application 147362 it was noted that Plots 5 and 6 (now 1 and 2) were within very close proximity to the parking/storage/service area and ancillary buildings. It also noted they had their rear elevations facing directly onto them and their private gardens running alongside it. The boundary treatment between the two was also shown to remain open with post and rail fencing. As a result, plots 5 and 6 (now 1 and 2) would have backed directly into this area and views from the windows of the office and storage buildings would directly face onto the proposed residential plots. Additionally, users of the important open space could have also look directly into the garden area of Plot 5 and walk within 1 metre of the rear elevation of it. The provision of a 1.8/2 metre close boarded fence along the shared boundary was also not possible as it was within such close proximity to windows in the rear elevations of the proposed dwellings.

In addition to this Plot 7 (Now Plot 3) had its rear elevation backing onto the side elevation of 31 Norbeck Lane and was within 3.5 metres of it. Plot 7 also had ground and first floor windows within it. The private garden area of Plot 7 will also open onto the garden of 31 and the grounds of Healthlinc House, where storage buildings are located. Again, the provision of a 1.8/2 metre high close boarded fence would not be appropriate so close to the rear elevation and windows within Plot 7.

The design of the proposed dwellings has however now been significantly amended, and each plot shares a different relationship with Healthlinc House. No concerns or objections have been raised to the application by Healthlinc House itself.

Plot 3 sits at the east end of the site and is set approximately 1.7 metres from the boundary of No 31 Norbeck Lane. The proposed two storey gable ends of the proposed dwelling is mainly sited to run parallel with that of No 31 Norbeck Lane. The gable end of No 31 is blank with no windows/doors and the proposed dwelling also only has three ground floor windows in its north elevation. The proposed dwelling then has a single storey offshoot and

garage mainly running along the front driveway of the neighbouring dwelling. This leaves the garden area of the Plot 3 to run alongside the garden area of No 31 and the layout allows for suitable boundary treatments to be erected between the two. The relationship between Plot 3 and No 31 Norbeck Lane is therefore considered to be acceptable and does not result in harmful impacts to proposed or existing occupiers.

Plot 2 is sited adjacent to the car park and office building associated with Healthlinc House and set approximately 0.8 metres from the boundary. It has two storey and single storey elements facing onto the car parking area and is approximately 32 metres away from the main Healthlinc House building. The north elevation of the proposed dwelling facing onto the car park area only has one upper floor window serving an en-suite. The garden area of the proposed dwelling also runs alongside the existing office building and is shown to have a wall as a boundary to allow screening between the two. Additionally, the eastern aspect of Plot 2 facing towards the garden area of No 31 Norbeck lane consists of the single storey garage projecting from the two storey east gable end. The closest part of Plot 2 to the amenity area of No 31 is therefore the single storey elements and the only first floor window facing towards it serves a bathroom and will be obscured. The relationship between Plot 2 and the neighbouring site is therefore considered to be acceptable and does not result in harmful impacts to future or existing occupiers.

Plot 1 is sited alongside a small outbuilding and storage area as well as the important open space. The proposed dwelling is set between 0.5 and 1.5 metres off the boundary and the north elevation only has one upper floor window serving a landing facing onto the neighbouring site. The garden area of Plot 1 runs alongside the important open space and has room for a suitable boundary treatment to provide screening between to two. The proposed dwelling (Plot 1) also sits approximately 20 metres away from the boundary of the proposed bungalow approved under planning permission WL/2024/00485. Consequently, the relationship between Plot 1 and these neighbouring sites is considered to be acceptable and does not result in harmful impacts to future or existing occupiers.

A noise assessment has been submitted with regards to impacts on the occupiers of the proposed dwellings from the use of Healthlinc House car park, storage area, office building and the air conditioning units. The noise report was undertaken over two days in March 2025 and the results conclude that the baseline noise environment was predominantly due to birdsong in the locality and distant road traffic on the surrounding road network. The daytime and night-time noise levels across the site were within low levels and there was no significant noise created from activity at Healthlinc House. The noise reports notes that some of the plant units on the buildings were operational but noise from them was masked by the residual noise climate. Consequently, there is no evidence to suggest that the residential amenity of future occupiers of the proposed dwellings would be harmfully impact through their proximity to the boundary and associated buildings, parking and service areas within Healthlinc house.

The southern boundary of the site adjoins a private roadway and beyond that a livery yard. There is approximately 20 metres between the new dwellings and the stables/yard and it is not therefore considered that the proposed development would create an unacceptable neighbouring use to the livery yard. It is also noted that the livery yard already sits on the edge of a residential area of the village.

With regards to noise and disturbance relating to the construction phase of the proposed development, mitigation measures will be secured through a [construction management plan](#), where times, deliveries and vehicle movements will be managed to reasonably reduce impacts.

The layout of the proposed development and design of the dwellings also allows an acceptable relationship between the proposed dwellings and an acceptable level of amenity for the future occupiers of each plot.

It is therefore concluded overall that the layout and design of the proposed development does not result in harmful impacts to existing uses and future residents and is relevantly in accordance with the provisions of Policy S53 of the CLLP and Policy D2 of the NHP.

[Conditions for obscure windows and construction management plan??](#)

Historic Environment - Archaeology

Policy S57 of the CLLP requires that development proposals should take opportunities to protect and where possible, enhance the significance of heritage assets. Appropriate assessment proportional to the significance of a potential heritage asset should be submitted and where this is still sufficient, appropriate intrusive and non-intrusive mitigation should be undertaken. Similar guidance is also contained within paragraph 218 of the NPPF.

NHP Policy EN5 – Heritage states that Proposals that seek to conserve or enhance local heritage assets will be supported.

These policy requirements are the same as those considered in the determination of application 147362. The site is also subject to the same archaeological potential and sensitivity as identified in this application, where further details, investigation and recording could have been used to secure adequate mitigation and protect archaeology on site through recording.

Lincolnshire County council Archaeology have again identified that the site is known to have significant Saxon archaeological remains after a previous trial trench evaluation in the area recorded them. This application has however been submitted with an archaeological scheme of works to set out a mitigation strategy covering elements of the site but exclude undeveloped areas such as gardens and roadways. Lincolnshire County Council Archaeology have raised concerns with this strategy as the totally undeveloped nature of the garden areas could not be fully controlled through the development of the site and the occupation of the dwellings also pose a threat to the destruction of unknown archaeology within them. Consequently, it was advised that the mitigation

strategy set out in the scheme of works would need to include the whole of the site area.

The scheme of works and mitigation strategy has now been amended and LCC Archaeology agree with the proposals subject to conditions securing them. [With the recommended conditions in place the development would protect archaeology on site through appropriate mitigation and recording, that is proportional to the significance of the potential heritage asset. The proposed development, subject to conditions is therefore considered to be in accordance with the relevant requirements of Policy S57 of the CLLP, Policy EN5 of the NHP and associated guidance within the NPPF.](#)

Highway Safety and Parking Provision:

Policies S47 and S49 collectively require that development proposals do not have an unacceptable impact on highway safety or a severe cumulative impact on the wider highway network. Policy S48 requires that development proposals should facilitate active travel. It also requires that first priority should be given to pedestrians, cyclists, and people with impaired mobility. Policy S49 of the CLLP sets out minimum parking standards that are required for residential and non-residential development within Central Lincolnshire. These are set out in Appendix 2 of the plan.

[Appendix 2: Car Parking Standards](#)

The Standards set out in Table A2.1. will be applied in Central Lincolnshire.

Table A2.1. Car parking standards in Central Lincolnshire

Accommodation type / size	Lincoln City Centre	Other Urban and Suburban Areas (including wider Lincoln urban area, main towns and market towns)	Villages and Rural Area
1 bed dwelling (C3)	No standards, each application considered on a case by case basis (with further detail provided in a Lincoln City specific SPD)	1	1
2 bed dwelling (C3)		2	2
3 bed dwelling (C3)		2	3
4 bed dwelling (C3)		2	3
5+ bed dwelling (C3)		3	3

Paragraph 116 of the NPPF requires that development proposals provide safe and suitable access to all users and that development proposals can only be refused on highways grounds where there is an unacceptable impact on highway safety, or the wider cumulative impact would be severe.

These policy requirements are the same as considered in the determination of application 147362 and the access point into the site also remains the same.

The proposed access for the development is located off a private track and adjacent to the entrance of the livery yard and stables sitting adjacent. The private track is accessed from Norbeck Lane and a number of objections have been raised by the local community and the Parish Council in relation to its suitability and highway safety impacts.

Information submitted also indicates that the private track is not within the ownership of the applicant and there is only a right of way over the track to

access the land. However, planning permission is attached to the land, and legislation does not require the applicant to own all of the land subject to the application. In the event that aspects of the land are within the ownership of another party the applicant is required to give formal notice to the owner and serve a certificate with their application stating this has taken place. The applicant has fulfilled their requirements through the submission of Certificate B confirming notice has been served on the owners (No 23 Norbeck Lane).

Land ownership is not a material planning consideration - the local planning authority may only consider whether or not to grant its own planning permission under the provisions of the Town & Country Planning Act 1990. This does not negate the applicant's need to secure any other rights or permissions.

The ownership rights of this access have been raised by a local Ward Member. This is however a civil matter between the relevant parties and not controlled through the planning system. The same conclusion is also reached in relation to the suitability of this non-adopted section of the road and impacts in relation to upkeep and responsibility for it.

As in the determination of application 147362 numerous objections have been received relating to the proposed access and matters of highway safety. It is seemingly one of the main reasons for local opposition to the proposed development. Residents highlight that the proposed access is located off a blind bend along Norbeck Lane. They note that this section of the highway network is narrow and does not freely allow two-way traffic to move along it. They also highlight that there are no pedestrian footways along long stretches of Norbeck Lane and that pedestrians using the route have to walk on the carriageway. The route is said to be regularly used by pedestrians including residents, dog walkers, horse riders and school children. They also note that vehicles already struggle to navigate along the lane, which is often used by agricultural vehicles and vehicles associated with the use of the livery yard. Users of the livery yard have also raised concerns in relation to the location of the access and impacts upon the safety to riders and the transporting of horses and associated goods/deliveries. It is therefore based upon these factors and the current levels and types of vehicles using Norbeck Lane that residents also feel that the addition of 3 dwellings and the increase in vehicular movements would result in further detrimental impacts to highway safety in the area.

Many of the matters raised by the local residents have also been seen by the case officer during a number of site visits. The narrow nature of the road ways, lack of footpaths, pedestrians walking in the carriageway and the blind bend in the road where the private drive is located. Vehicles moving in and out of the livery yard were also seen. It is therefore clear that extra care needs to be taken when currently using this area of Norbeck Lane. The proposed development by increasing a further access point within the area and associated vehicle movements would obviously increase the matters of concern raised by the residents. However, the level of vehicle movements associated with the proposed development would not be significant and given

that cars can pass at the access point and within the site, it is not considered that the development would substantially alter the current situation. The proposed block plan also shows that each plot could accommodate the required 3 parking spaces as set out in Policy S49 of the CLLP.

The Local Highway Authority have not also raised any concerns or objections in relation to the location of the proposed access or the impact the additional traffic would have on highway safety within the area. They specifically note that the access is of suitable width to allow 2 vehicles to pass and the site layout for three dwellings provides sufficient parking and turning arrangements within it. They have however stated that due to the narrow nature of Norbeck Lane, a Construction Management Plan should be required to limit the amount of large vehicles and manage site traffic on Nordbeck Lane.

It is therefore concluded that the proposed development, [subject to securing a construction management plan would not have an unacceptable impact](#) upon highway safety. It is not therefore reasonable to refuse permission on highway safety grounds. The proposed development is therefore considered to provide safe and suitable access and adequate parking arrangements. It is therefore in accordance with the provisions of Policies S47 and S49 of the CLLP and guidance within the NPPF.

Efficient Buildings

Policy S6 sets out the overarching principles that relate to design of energy efficient buildings. In turn, Policy S7 outlines a specific requirement for all new residential development to be accompanied by an Energy Statement. This sets out two criteria which require that new residential development provides/ generates at least the same amount of on-site renewable energy as the dwelling consumes. The second criteria sets out that a single dwelling should have a space heating demand of around 15-20kWh/m²/yr, should not exceed a total energy demand of 60 kWh/m²/yr and a site average of 35 kWh/m²/yr.

Ultimately, an Energy Statement should be provided demonstrating a level of compliance or consideration of these requirements.

These were the same policy requirements applicable to the assessment of application 147362 and as no energy statement was provided with it refusal reason 4 related to insufficient information being provided. It stated:

4. Insufficient information has been submitted with the application in relation to an energy statement or the principles for efficient buildings. The proposed development would therefore not accord with policies S6 and S7 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework.

An energy statement has been provided with the application and sets out how the design and construction of the dwelling incorporates efficiency measures and a fabric first approach in association with Policy S6. It also confirms that the use of an air source heat pump and heating demand of less than

15kWh/m2/year per dwelling in line with the requirements of Policy S7. The overall annual energy use of each dwelling is also advised to be 23.8kWh/m2/year and meets the Policy requirements. The report also sets out that the development as a whole will incorporate 56 solar panels across all three of the dwellings (average of 18 per dwelling). This will enable the generation of 25.8 kWh/m2/year of electricity for each dwelling and in excess of the annual energy demand for the whole site.

Additionally, the report confirms that a post construction verification statement including air testing results and post construction SAP calculations/EPCs will be undertaken by suitably qualified people and submitted to the LPA at post construction phase.

Consequently, it is considered that the proposed development meets the provisions of Policies S6 and S7 of the CLLP. This is nevertheless subject to the imposition of standard conditions relating to the requirement that the proposed development is undertaken in accordance with the submitted Energy Statement, performance measurements and verification statement.

Ecology & Biodiversity Net Gain (BNG):

Application 147362 was determined in 2023 and prior to the statutory BNG requirements coming into force on the 2nd April 2024. Consequently, this application was assessed against Policies S60 and S61 of the CLLP which required development proposals to not have an unacceptable impact on ecology or biodiversity and to provide a minimum of 10% Biodiversity Net Gain. In addition to this consideration was also given to Policy S66 of the CLLP which expects proposed development to retain trees and hedgerows that make a significant contribution to the landscape and biodiversity value of the area.

No BNG baseline or information was however provided with application 147362 and the arboricultural report submitted did not set out what impacts the proposed development would have on the nearby trees, hedging/planting despite being within some of their root protection areas. It was therefore concluded that the proposed development did not accord with the CLLP policy requirements and reason for refusal No 3 relevantly set out:

3. Insufficient information has been submitted with the application in relation to the impact of the development on protected species (fauna and flora) or provided evidence to meet the 10% net biodiversity gain. The proposed development would therefore not accord with policies S60 and S61 of the Central Lincolnshire Local Plan 2023 or the guidance within the National Planning Policy Framework, most notably paragraphs 174, 180 and 181.

This application is however now subject to the mandatory BNG requirements which came into effect from 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The legislation requires that development must

deliver a net gain of 10% to ensure that habitats for wildlife are left in a measurably better state than they were before the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.

There are however statutory exemptions to this statutory requirement, one of which is the development being a custom self-build dwelling in line with the definition set out in Self-build and custom housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

Provision 8 (self-build and custom build applications) of the Biodiversity Gain Requirements (Exceptions) Regulations 2024 states that:

"(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which— (a) consists of no more than 9 dwellings; (b) is carried out on a site which has an area no larger than 0.5 hectares; and (c) consists exclusively of dwellings which are self-build or custom housebuilding. (2) In this regulation "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015(1)."

This is further confirmed in Paragraph 3 (Reference ID: 74-003-20240214) of the Biodiversity Net Gain section of the NPPG. Custom/self-build developments are therefore exempt Biodiversity Net Gain.

In this regard it is noted that the application has been submitted with a Unilateral Undertaking placing an obligation on the developer that the proposed dwellings are and will remain self-build plots. This has been checked, agreed and completed by Lincs Legal Services and the development is deemed to qualify as an exempt development from the mandatory requirements of BNG.

Nevertheless, the policy requirements relating to Policy S60 are still relevant and relates to protecting Biodiversity and Geodiversity and providing an on-site enhancement.

Additionally Policy S66 advises that: Where the proposal will result in the loss of any other tree or hedgerows, then the Council will expect the proposal to retain those trees that make a significant contribution to the landscape or biodiversity value of the area, provided this can be done without compromising the achievement of good design for the site.

The application has been submitted with an arboricultural report which shows some of the trees to be off site and in the ownership of neighbouring properties. The only trees on site are therefore a small group of sapling poplars, low quality young sycamores and an ash tree are within the site. The

arboricultural Impact Assessment also advises that no trees or hedges would be removed as part of the development but there are four trees which have their root protection areas impacted by the development and some pruning works would be required to overhanging elements. The access road and driveways are the main areas for intrusion into the root protection areas of the trees to be retained/safeguarded. Because of this the Arboricultural Impact Assessment recommends the access road should be constructed using a cellular confinement system.

West Lindsey Tree & Landscape Officer has not raised any objections in terms of the impacts on the trees and hedges as they would be minor or acceptable. This is however subject to suitable tree protection measures; a cellular confinement road system and appropriate routes of underground utilities all being secured. The tree officer has therefore recommended conditions relating to these elements of the proposed development. They have also noted that any proposed landscaping scheme should include the improvement of native boundary vegetation, specifically to the east or south boundaries, as this would improve the character of the area and result in a biodiversity enhancement.

With regards to providing a biodiversity enhancement on site, Central Lincolnshire's ecology officer has also recommended a condition to secure further details to be submitted and measures to be implemented to ensure the development meets this requirement.

With such conditions in place the development is considered to relevantly meet the requirements of Policies S60 and S66 of the CLLP and Section 15 of the NPPF.

Flood Risk/Drainage

Policy S21 of the CLLP requires that development proposals do not have an unacceptable impact on flood risk and implement appropriate mitigation (such as the use of SuDS) wherever possible.

This policy is consistent with the requirements of paragraphs 170, 172 and 173 of the NPPF and is therefore afforded full weight. These paragraphs respectively require that development should be diverted away from areas at the highest risk of flooding and that all development proposals should not increase the risk of flooding elsewhere.

These policy requirements are the same as considered in the determination of application 147362 and there has been no change to the site or risk of flooding since its determination.

A local resident has noted that the water table is high within the Norbeck Lane area and has questioned how surface water and flood risk can be adequately managed as a result of developing the site.

The application site is however located within Flood Zone 1 which is at the lowest risk of flooding. It is also within an area with a low risk of surface water flooding as indicated by the EA flood maps. Consequently, a site-specific flood risk assessment is not a requirement of this application. As the development is also minor development, the lead local flood authority does not provide advice on surface water flooding or drainage schemes.

It is therefore concluded in this particular instance, and based upon the low risk of flooding associated with the site, that should planning permission be granted there is no reason why further drainage details could not be secured via condition.

Consequently, subject to the imposition of planning condition securing the submission and approval of an appropriate drainage scheme, and its implementation; The proposed development would be relevantly meet the requirements of Policy S21 of the CLLP and Section 14 of the NPPF.

Minerals safeguarding

The proposed development is located within a Sand & Gravel Mineral Safeguarding Area and Policy M11 of the LMWLP requires that proposals for non-mineral development located within Mineral Safeguarding Areas are accompanied by a Minerals Assessment. It also requires that development proposals do not result in the unnecessary sterilisation of the potential minerals reserves.

These are the same policy requirements as those considered in the determination of application 147362. A Minerals assessment was submitted with this application and LCC Minerals and Waste confirmed that because of the small scale and location of the development, there would be negligible impact with respect to sterilising mineral resources. They consequently did not raise any safeguarding objections to the development with regards to Policy M11 and associated guidance within the NPPF.

The same minerals assessment has been submitted with this application and although LCC Minerals and Waste have not offered any further advice, the site location and scale of the development remains the same. Consequently, it is reasonable to conclude that the proposed development would still not raise any mineral safeguarding objections in line with Policy M11 and guidance within the NMPPF.

Other matters:

Policy S65: Important Open Space Although the application site adjoins important open space the proposed development is not on the land identified. As such the requirements of Policy S65 are not relevant to this application.

Policy S12: Water Efficiency and Sustainable Water Management advises that to minimise impact on the water environment all new dwellings should achieve a standard of 110 litres per day per person for water efficiency. In addition to this it also aims for all residential dwellings with gardens to include

a rain harvesting water butt of a minimum 100l capacity. Conditions are proposed to ensure the development meets these requirements.

As stated in the report, land ownership is not a material planning consideration, and the applicant has signed certificate B to confirm that they have served notice on other landowners.

The Parish Council and residents have claimed that Welton does not have the infrastructure capacity to accommodate more dwellings. The Development Plan makes no such statement - CLLP policies S1 and S4 are clear that developments of up to ten dwellings are permitted in large villages. The development proposes up to 3 dwellings with a total gross internal area of 824sqm. The Central Lincolnshire Planning Obligations Supplementary Planning Document (October 2023) makes clear that education; health and other requirements will only be sought on larger sites (10 or more; or over 1000sqm).

Conclusion and reason for decision:

The proposal has been considered in light of relevant development plan policies namely S1: The Spatial Strategy and Settlement Hierarchy, S2, Growth Levels and Distribution, S4: Housing Development in or Adjacent to Villages, S6: Design Principles for Efficient Buildings, S7: Reducing Energy Consumption – Residential Development, NS18: Electric Vehicle Charging, S20: Resilient and Adaptable Design, S21: Flood Risk and Water Resources, S47: Accessibility and Transport, S49: Parking Provision, S53: Design and Amenity, S57: The Historic Environment, S60: Protecting Biodiversity and Geodiversity, S61: Biodiversity Opportunity and Delivering Measurable Net Gains and S66 Trees Woodland and Hedgerows of the Central Lincolnshire Local Plan. As well as Policies D1, D2 and EN1 of the Neighbourhood plan and all other material considerations, including guidance within the NPPF and representations have also been considered in the assessment. Consideration has also been given to planning application 147362 and planning permission WL/2024/00485.

As a result of this assessment, it is concluded that the principle of development is acceptable, as it provides three additional residential properties within a sustainable and appropriate location. The proposed development, subject to conditions is also considered to be acceptable to matters relating to visual and residential amenity, highway safety and parking, flood risk and drainage, highway safety, biodiversity enhancement and efficient building design. It does not also undermine safeguarding of mineral resource. The proposed development is consequently considered to be in accordance with the provisions of the CLLP and Neighbourhood plan and grant of permission subject to the following conditions is considered recommended.

Conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three 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. Prior to the commencement of development, the local planning authority shall be notified in writing of the intention to commence the archaeological investigations in accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology, Dated 2025 V8. The written notification shall be made at least 14 days before the said investigation commences. No variation shall take place without prior written consent of the local planning authority.

Reason: In order to facilitate the appropriate monitoring arrangements and to ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

3. The initial pre-commencement archaeological site work (strip, map and record) shall be undertaken only in full accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology and Dated 2025 V8.

Reason: To ensure the satisfactory preservation in situ or by record of archaeological remains in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

4. No development shall take place until details of the finished site and floor levels of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with those details so approved.

Reason: To ensure a satisfactory relationship with adjoining development and the character and appearance of the area in accordance with Policies S53 and S66 of the Central Lincolnshire Local Plan and guidance within the NPPF.

5. No development or archaeological investigation works shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. The statement shall include the following:

- Details of all tree/hedge/ground protection measures and their location
- Details of all pruning works
- Details of the cellular confinement system for the roadway (including design, materials and installation)

- Location of underground utilities and how they will be installed (using tree friendly methods)

The development must then be carried out in accordance with the approved Arboricultural method statement, all protection measures installed before the commencement of any works/investigation and retained in their approved position until completion of the development.

Reason: To safeguard the health and vitality of the existing trees/hedging to be retained in the interest of visual amenity in accordance with Policies S53 and S66 of the 2023 Central Lincolnshire Local Plan and guidance within the NPPF.

6. No development shall take place until a written Ecological Mitigation & Enhancement Plan (EMEP) 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 of wildlife friendly landscaping within curtilage of private dwellings (including native tree planting, garden ponds, flowering lawns and urban greening [i.e. rain gardens])
- Details of educational leaflets to be provided to all residence as to the enhancements for wildlife within their own cartilage and the wider development.
- Details, specification location of hedgehog highway within all closed panel fence boundaries
- Details, specification, locations of amphibian friendly curb and drain treatments.
- Details, specification and location of the following species enhancements incorporated into structures across the site:

? Integrated bird boxes - Total across site to be equal to number of dwellings (swift bricks are preferred and should be installed in groups of 3)

? Integrated bat boxes - Total across site to be equal to number of dwellings
? 2 bee/insect bricks per dwelling.

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

7. No development must take place until a construction method statement/management plan and site plan has been submitted and agreed in writing by the local planning authority. The approved statement(s)/plan must

be adhered to throughout the demolition and construction period. The statement must provide for:

- (i) the routing and management of traffic;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) measures to control the emission of dust and dirt;
- (vi) construction hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;

Reason: To restrict disruption to the living conditions of the neighbouring dwelling, and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2012-2036 and Policy D2 of the Neighbourhood plan.

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

8. Development works shall be undertaken only in full accordance with the approved archaeological mitigation strategy undertaken by PCAS Archaeology and Dated 2025 V8.

Reason: To ensure the satisfactory preservation in situ or by record of archaeological remains in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

9. Following the archaeological site work referred to in conditions 2 3 and 8, a written report of the findings of the work shall be submitted to and approved in writing by the local planning authority within 3 months of the said site work being completed.

Reason: To ensure the satisfactory archaeological investigation and retrieval of archaeological finds in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

10. The report referred to in condition 9 and any artefactual evidence recovered from the site shall be deposited within 6 months of the archaeological site work being completed in accordance with a methodology and in a location to be agreed in writing by the local planning authority.

Reason: To ensure the satisfactory archaeological investigation, retrieval and archiving of archaeological finds in accordance with the National Planning Policy Framework and to accord with Policy S57 of the CLLP.

11. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings and information:

24019-P-10-Rev4 – Proposed site plan
24019-P-15 R1 – Plot 1 ground floor plan
24019-P-16 R1 – Plot 1 first floor plan
24019-P-17 R1 – Plot 1 proposed elevations plan
24019-P-18 R1 – Plot 1 proposed elevations plan
24019-P-20 - Plot 2 ground floor plan
24019-P-21 – Plot 2 first floor plan
24019-P-22 – Plot 2 proposed elevations plan
24019-P-23 – Proposed elevations plan
24019-P-25 R1 – Plot 3 proposed ground floor plan
24019-P-26 R1 – Plot 3 proposed first floor plan
24019-P-27 R1 – Plot 3 proposed elevations plan
24019-P-28 R1 – Plot 3 proposed elevation plan
24019-P-11-Rev1 – Plot 1 Site Plan
24019-P-12 -Rev1 – Plot 2 Site Plan
24019-P-13-Rev1 – Plot 3 Site Plan
Arboricultural impact assessment
Topographical survey

The works shall 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 Policy S53 of the 2023 Central Lincolnshire Local Plan
Drainage

12. Notwithstanding the details submitted, no further development other than the laying of the foundations for the proposed dwellings shall be carried out until details of all external materials for each dwelling to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the agreed materials.

Reason: To ensure appropriate materials are used for the character and appearance of the building and its surroundings, and have a low environmental impact in accordance with Policies S53 and S7 of the 2023 Central Lincolnshire Local Plan, Policy D1 of the Neighbourhood Plan and guidance within the NPPF.

13. No further development other than the laying of the foundations for the proposed dwellings shall be carried out until a scheme for the disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. Consideration shall be given to root protection areas and the development shall only be carried out in accordance with the approved details and completed prior to their first occupation.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance

with Policy S21 of the 2023 Central Lincolnshire Local Plan and guidance within the NPPF and NPPG.

14. Notwithstanding, the details submitted, no occupation of the dwellings hereby approved must take place until a landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. Details of the scheme shall include:

- Type, height and position of all boundary treatments/means of enclosure.
- Material finish of all hardstanding (access road, driveways, patios and paths).
- Species, planting height, formation and position of new planting, trees, grassed areas and hedging.

Reason: To ensure that appropriate landscaping and boundary treatments are introduced and the development contributes to the character and appearance of the site and the surrounding area in accordance with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023 and policies D1 and EN1 of the Neighbourhood Plan.

15. The development must be completed in strict accordance with the approved landscaping scheme and any planting, seeding or turfing must be fully implemented in the first planting season following the occupation of each dwelling. Any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that appropriate landscaping and boundary treatments are introduced and the development contributes to the character and appearance of the site and the surrounding area in accordance with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023 and policies D1 and EN1 of the Neighbourhood Plan.

16. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement dated 30/08/2025 undertaken by The PES.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan (2023).

17. Prior to occupation of each plot, a written verification statement shall be submitted to demonstrate that each dwelling has been implemented in full accordance with the submitted Energy Statement dated 27/09/2024 and approved in writing by the planning authority.

Reason: To ensure that the development takes place in accordance with the approved details and in accordance with the provisions of policies S6 and S7 of the Central Lincolnshire Local Plan (2023)

18. Prior to the occupation of each individual dwelling a rain harvesting water butt (minimum capacity of 100 litres) must be installed within its garden space and retained as such thereafter.

Reason: In order to provide a water management facility to accord with the National Planning Policy Framework and local policy S12 of the Central Lincolnshire Local Plan 2023.

19. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwelling/s is in accordance with the Building Regulations Approved Document G, Requirement G2/Regulation 36 Optional Technical Requirement of 110 litres per person per day.

Reason: To minimise impacts on the water environment and to accord with Optional Technical Housing Standards to accord with Policies S12 and S53 of the Central Lincolnshire Local Plan (2023).

20. No occupation of each dwelling must take place until the access road and driveways for the associated plot identified on site plan 24019-P-1- Rev 4 has been fully completed and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy S53 of the Central Lincolnshire Local Plan 2023 and Policy D2 of the Neighbourhood Plan.

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

21. Notwithstanding the provisions of Classes A, AA, B, C and E of Schedule 2, Part 1, Class A and Part 2, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any Order revoking and reenacting that Order, the dwelling hereby permitted shall not be altered or extended, and no buildings or structures shall be erected within the curtilage of the dwelling, and no boundary treatments erected unless planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the residential amenity of the occupiers of the existing and proposed dwellings and in the interest of visual amenity in accordance with Policy S53 of the Central Lincolnshire Local Plan 2023 and guidance in the NPPF. 16.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no domestic

oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling(s) hereby approved.

Reason: In the interests of energy efficiency to accord with policies S6 and S7 of the Central Lincolnshire Local Plan (Adopted 2023).

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report