

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.