

Officers Report

Planning Application No: WL/2024/00504

PROPOSAL: Planning application for 3no. dwellings with new access driveway and associated parking and garaging, and replacement of existing garage to the rear of 16 Church Street.

LOCATION: LAND TO REAR OF BRINKBURN HOUSE, 16 CHURCH STREET, SCOTHERN, LINCOLN, LN2 2UA

WARD: SUDBROOKE

WARD MEMBER(S): Cllr B Velan

APPLICANT NAME: Mr Paul Maplethorpe

TARGET DECISION DATE: 26/08/2024

CASE OFFICER: Holly Horton

Recommended Decision: Grant planning permission, subject to conditions.

This application has been referred to the planning committee following representations made by third parties, including the Parish Council.

Description:

The site:

The site comprises a substantive part of the existing rear garden area to 20 Church Street, and is on the southern site of Church Street. The garden extends across the rear of no.'s 16 and 18, who adjoin the site to the north. The site is adjoined by residential dwellings and their garden areas to the north, east and west beyond the Public Right of Way. Grange Park – an area of designated local green space – lies to the immediate south of the site. A definitive Right of Way, namely Scth/153/1 lies to the immediate east of the site. The site is currently bounded by high hedgerows along the northern, eastern and southern boundaries, and by existing walling and gate at the front entrance of the site.

The dwelling to the immediate north of the application site 'Brinkburn House and former Smithy' (No.16 Church Street and not within the red line of this application) is recognised within the Scothern Character Assessment as a Locally Important Building, and it is therefore recognised as a non-designated heritage asset (NDHA).

As detailed above, the site to the rear of No.16 also lies within the setting of the Grade II* listed Church of St Germain which is situated approximately 29 metres from the entrance of the site at its closest point.

The proposal:

Planning permission is sought for the erection of 3no dwellings with a new access driveway and associated parking and garaging, as well as a replacement garage serving No.16 Church Street. The proposed development would consist of 2no dormer bungalows (one and a half storey) and 1no single storey bungalow, all with 3no bedrooms. Plot 1 would have a single garage situated to the rear of the dwelling, plot 2 would have an integral garage, and plot 3 would have a detached double garage situated to the front/side of the dwelling. The dwellings would all be situated to the south of the site, with the access driveway to the north. The dwellings would all be finished in red multi brick 'Verona' with clay pantile roofing.

The proposal has been amended since submission following concerns raised by consultees, the LPA and local residents. As such, the proposed scale, form, design and appearance of the proposal has been amended, reducing the proposal from 1no two-storey dwelling and 2no one and a half storey dwellings, to 1no single storey with 2no one and a half storey dwellings. The amended proposals have been re-consulted on.

The most recent amendments (received March 2025) which reduced the height of the integral garage and associated first floor projection serving plot 2 was minor in nature and therefore it wasn't considered necessary to re-consult on these amendments, considering Wheatcroft principles.

Relevant history:

146582 - Planning application for 3no. dwellings with new access driveway and associated parking and garaging, and replacement of existing garage to the rear of 16 Church Street – Withdrawn 2023

W87/592/88 – Extend dwelling – Unconditional consent – 24/06/88

W87/890/78 – Proposed dwelling and garage – Refused – 18/12/78 – Appeal dismissed

W87/747/76 – Outline application for residential development – Refused 13/01/77 – Appeal dismissed

W87/410/76 – Outline application for residential development – Refused – 19/08/76

Representations:

Chairman/Ward member(s): No representations received to date.

Scothern Parish Council: 29/07/2025 - Objects to the proposal and has the following "material considerations" and comments to make on the proposal:

- The potential highway safety issues that could be caused by the narrow, shared drive entering and exiting onto a corner junction.

- The proposed new access onto Church St is directly on the 3-way junction and the council have concerns by the number of vehicles that the 3 dwellings could have due to the size of the properties, causing a dangerous situation at this junction.
- Church St is a busy road joining Sudbrooke Rd, Nettleham Rd & Main St and is used by vehicles parking on the roadside visiting St Germain's Church or neighbouring properties and the potential of an increase in roadside parking from these dwellings.
- The council would also like the authority to consider the Scothern Neighbourhood Plan that was adopted on 24th June 2024 when making a decision on this application.

Local residents:

Objections from:

2, 4, 6 and 7 Vicarage Lane, Scothern
12, 14 and 18 Church Street, Scothern

Summary of comments on original plans below (initial objections remain):

Drainage/Flood Risk:

- Recent flooding in this vicinity (notably 6th January 2025) has intensified concerns. Currently, when heavy rainfall floods Grange Park, water from this area makes its way through the proposed site and then down the footpath into Church Street flooding the road and the junctions including at the end of Vicarage Lane – resembling a fast-flowing river. Photographs submitted show flooding.
- The Flood Risk Assessment lacks credibility and should not be relied upon.
- It is difficult to see how the building of these properties will not exacerbate this problem particularly with water finding a different route to the lowest point potentially putting other properties at risk.
- Any new development will only make the situation worse.
- Has the Developer provided a flood risk assessment which may include a Flood Exceedance Route plan.
- Existing flooding issues in Grange Park and No. 20's garden (proposed plot) may worsen. Where will water drain when building is complete?
- Tree removals have already reduced the land's drainage ability.
- The footpath nearby has been badly flooded recently with overflow travelling down Church Street and damaging houses.
- Grange Park is known to become waterlogged after rain. If the proposed dwellings can be flood proofed it will be at a cost to other areas in the village.
- The ditch behind The Alders discharges into an wholly inadequate 4 inch pipe, which has been blocked for some time. When there is heavy and persistent rain the ditch overflows flooding the Village Green and this development site. This has happened several times this year. The 4 inch pipe needs to be dug up and replaced with a 9 inch pipe to prevent this happening in future.
- Property has flooded in both storm Babet and storm Henk

- Someone should contact the Flood resilience programme coordinators at LCC to discuss the flood risk associated with this planning application?

Access/Road Safety:

- Any vehicle approaching this bend from the Nettleham direction cannot see anything entering or exiting the proposed access road.

2, 4 and 7 Vicarage Lane, Scothern
12, 14 and 18 Church Street, Scothern
2 Sudbrooke Road, Scothern

Summary of comments on original plans below:

Housing/Affordability:

- Existing housing growth has met local needs, making further development unnecessary.
- The site has not been identified as suitable for development.
- The neighbourhood plan prioritizes smaller units (bungalows, 2–3 bed homes), but the proposal includes larger houses.
- Affordability an issue in Scothern and there is a lack of smaller dwellings which this application does not propose.
- House prices are forcing residents further away from their village or birth/choice.
- Single storey/adaptive properties should be encouraged.

Access/Traffic/Road Safety:

- The proposed access point is at an awkward junction with frequent inappropriate parking on/around the junction and will exit onto a blind bend.
- The view out of the road will be obstructed by the current occupiers of No.16 blocking the road.
- Church Street is a busy cut-through at certain times of the day.
- Construction would worsen congestion.
- The access is narrow and does not allow for vehicles to turn adding danger.
- Where will bins be collected from? There is no pavement for kerbside collection without blocking the access road or footpath. Waste collection for six bins may obstruct a busy junction without a footpath.
- This additional access at an already busy junction is unsafe.
- Loss of parking for No.16 will exacerbate parking issues in the area.
- There is no dedicated parking for the church and the area is used by parents to drop children off for school.
- Some vehicles using the site e.g. delivery vehicles will be unable to navigate the access road and will create a hazard.
- There should be a turning point, so that vehicles do not have to back out onto what is a dangerous three way road.

Residential Amenity:

- Extended construction noise will disrupt the 'quiet' village. The plot, and plot's access is surrounded by at least nine properties that will be adversely affected by the building works.
- One and a half and two storey dwellings will overlook nearby properties.
- Overdevelopment of the plot.
- New housing will put a strain on local schools and amenities, including medical and childcare services.

Heritage and Green Spaces:

- Historic properties (No. 16 Church Street, Brinkburn House, Smithy) could be damaged or altered during building.
- Green spaces in the village's historical core should be protected.
- Creating access through No. 16 Church Street, involving demolition of the garage, disregards the need to preserve these assets (the garage has already been demolished).
- This access will destroy the "street scene and local character" of this part of Church Street.

Other Matters:

- A previous application was submitted and withdrawn. The current application, whilst a modification, remains unsuitable.

WLDC Conservation Officer – 10/06/2025 – – No objections to amended drawings.

15/08/2024 – Objects to the proposal as summarised below:

The site is located to the south of the grade II* listed Church of St Germain. The church is on a raised platform of land, providing a prominent position within the setting of Scothern. The church was built in the 12th century with later additions in the 13th, 16th, 18th, and 19th centuries. The church has coursed limestone rubble walls with some red brick and ashlar dressings, stone coped gables, and plain tiles roofs.

The development will be within the setting of the church which has many visible points of throughout the settlement of Scothern. These views are essential historic connections of the communal value of the church as religion was always at the core of historic settlements. One key visual of the church is to the south within the Grange Park. This park is a designed conservation area for wildlife and part of the design has an open area in the treeline which offers an impressive view of the Church.

The Planning Statement in the application has provided a heritage assessment to justify the proposal with any impacts upon the views to the church. The proposed views supplied in the application showing the dwellings in front of the church clearly illustrate that the development will block views of the middle and lower sections of the 16th century tower. These views will have more of an impact from other angles when moving within the space, such as outside the gates to the park. The proposed development will

diminish these views and cause harm to the setting of the church and its visible connection with the wider settlement.

The proposed harm to the key views is not supported by the NPPF and the harm can be designed out through reducing the height and/or number of properties on the site.

16 Church Street is also considered a non-designated heritage (NDHA) asset having been identified in the Scothern Neighbourhood Plan. The NDHA is formed from two buildings – Brinkburn House, and former Smithy. 16 Church Street was built in the early 19th century with the main dwelling (Brinkburn House) being built with simple vernacular details with a three-bay, 2-storey front. It has yellow brick walls, two gable stacks, and a red pantile roof. The outbuilding (The former Smithy) is also of simple design with a single storey limestone rubble walls and pitched pantile roof. The detail of the limestone walls offer greater architectural interest as it uses “fieldstone rubble” (a local term for recover cultivated limestone) in a herringbone pattern. This building material is prevalent in the Springline villages offering a strong locally distinctive character. The new access details propose no alterations to the existing wall and gate.

As the proposal is not supported by the NPPF or by Policy S57 of CLLP I must object to this application.

WLDC Building Control – 29/05/2025 - This seems like a reasonable approach and should work as intended.

19/08/2024 - FW to public main sewer, no problem. SW is proposed as an attenuated discharge to an existing SW system (culverted watercourse), this all looks acceptable and should work fine with the sub-base of the paved areas acting as storage.

LCC Archaeology – 19/07/2024 - No further archaeological input is required. The archaeological evaluation report supporting the application, and which was originally prepared for application 146582, shows that it is unlikely for any significant archaeological remains to be affected by the proposed development.

LCC Highways – 01/04/2025 - No Objections and request informatives. Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

Comments: The proposal is located in an area of surface water flooding and although it is not the Highway Authorities remit to comment on the drainage strategy for a minor application, it should be clarified that the site is not

permitted to discharge into the highway sewer on Church Street. The applicant has demonstrated they are able to discharge into a riparian owned ditch on the site boundary. The site will attenuate the water in a permeable paving system and discharge at greenfield run off rates into the adjacent ditch. The site utilises an existing access which is suitable for the proposals and there is sufficient parking and turning within the site.

07/01/2025 - ADDITIONAL INFORMATION REQUIRED

Layout: Please can the applicant provide a turning head within the site to allow vehicles to access and egress in a forward gear.

Drainage: The application is classed as minor, however given the surface water flooding in the area drainage for the site has been reviewed. In this instance, a connection to the LCC surface water drain on Church Lane would not be permitted due to ongoing capacity and flooding issues in the area. The applicant should seek an alternative point of discharge.

Witham Internal Drainage Board (IDB) – 22/01/2025 - The applicant has indicated that the surface water discharge is to SuDS, with a 2.1l/s discharge into an existing manhole. It is noted that part of the surface water sewer system includes a culverted water course on the east boundary of the site. This is identified on the plan as in 'poor condition', the future of this watercourse should be safeguarded and put in a good condition and future maintenance responsibly established and a maintenance schedule put into place.

16/07/2024 - The site is within the Witham Third District Internal Drainage Board area. The applicant has indicated that the surface water discharge is to SuDS, however there are no details submitted and no discharge location identified. Board would wish to be reconsulted on the submitted surface water drainage.

Part of the site is indicated on the Environment Agency Surface Water Flood maps as risk of flooding and the Board is aware that LCC have carried out a flood alleviation scheme on the surface water drainage system in this part of Scothern. They should be contacted for further details. It is noted that part of the surface water sewer system includes a culverted water course on the east boundary of the site.

Central Lincolnshire Ecology and Wildlife Officer: 09/01/2025 - I have no objections to the proposal. The baseline is now agreeable and every effort to adhere Biodiversity Gain Hierarchy within the confines of the Metric user guide has been made. The applicant will have to seek offsite units (preferably within the district and/or NCA in to allow the General Biodiversity Condition to be met, they must ensure the trading rules are also met)

Due to the significant loss onsite, I would ask that addition garden landscaping be considered outside of BNG to meet NPPF requirements for enhancement and adherence to the NPPF mitigation hierarchy.

19/08/2024 – Further information required:

- *Where are the individual boundaries of the properties? We need to know this as anything in private gardens or in the curtilage of private properties cannot be counted for in the post development metric as per the user guide e.g. the hedge and modified grassland in the garden areas cannot be counted.*
- *Any areas of land that are not within the curtilage of private properties, we would need to know who would manage them, then we can work out the condition they would need to be in.*
- *Your baseline needs to reflect Appendix 3a habitat survey plan in the PEA as it is a more accurate description of what is there, not the plan that it currently reflects from the BNG Assessment.*
- *Problems with small strips of modified grassland - any narrow grass verges should be modified grassland in poor condition in the metric*
- *The retained trees in the garden need to be in poor condition in the metric, you would have to do them as lost then put them back in as created (please see the user guide). Look at habitat retention section (page 30) of the user guide.*
- *Look at PEA definition and make sure it accords with UKhab. Does the block of trees identified to the west meet the scrub definition. The majority is listed as vegetated garden but should actually be shown as modified grassland.*
- *Please can you confirm that there has not been any degradation or loss of habitat on the site since the end of January 2020.*
- *Do a species rich native hedgerow down the right-side (eastern) hedge.*
- *You will be in a deficit and will have to buy units.*

WLDC Neighbourhood Plans – 24/07/2024 - The site is covered by the Scothern Neighbourhood Plan Review. This was adopted (made) on 24 June 2024 and replaced the original NP. It should be given full weight in planning decisions.

System Checked: 17/06/2025

Relevant Planning Policies:

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 Scothern Neighbourhood Plan Review (adopted June 2024), and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

- ***Central Lincolnshire Local Plan 2023-2043 (CLLP)***

Relevant policies of the CLLP include:

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 Dwellings
S12: Water Efficiency and Sustainable Water Management
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
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>

- ***Scothern Neighbourhood Plan Review Adopted June 2024 (NP)***

Relevant policies of the CLLP include:

Policy H1: Location of New Residential Development

Policy H2: Housing Type and Mix

Policy D1: Design and Character

Policy D2: Renewable Energy and Low Carbon Development

Policy T2: Pedestrian and Cycle Routes

Policy E2: Biodiversity

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

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

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

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

National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

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

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 2024. Paragraph 232 states:

"Existing [development plan] 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)."

- **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 Design Model Code (2021)**

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

LB Legal Duty

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Main issues

- Principle of Development
- Character and Visual Impact
Trees and Landscaping
- Heritage Impact
- Residential Amenity
- Flood Risk
- Climate Change/Energy Efficiency
- Highway and Access
- Foul and Surface Water Drainage
- Biodiversity Net Gain
- Right of Way
- Other Matters

Assessment:

Principle of Development

Local Policy S1 sets out a spatial strategy and settlement hierarchy from which to focus housing growth. Policy S1 of the CLLP designates Scothern as a medium village. Policy S1 outlines that medium villages may receive some limited growth through allocations in this plan in order to achieve a balance between ensuring the vitality of the village and protecting the rural character. Policy S1 goes on to state that *'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'*.

Policy S4 states the following:

'Large, Medium and Small 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.*

Policy H1: Location of New Residential Development of the NP states the following:

'Elsewhere, new residential development should be focused within the identified development footprint, as defined within Policy S4 of the Central Lincolnshire Local Plan Review 2023.' It also requires that development should meet a set of criteria in relation to impacts on the highway, character/visual amenity as well as residential amenity.

It is therefore necessary to assess whether the proposed site is within the developed footprint of Scothern, and whether the site is an appropriate location.

Firstly, the proposal would accord with the scale of development of up to 10 dwellings on an unallocated site in a medium village. In regards to the developed footprint, the proposed site is clearly within the developed footprint of the village, being surrounded by residential development to the north, east and west, with grange park to the south with residential dwellings beyond.

When considering if the site is an appropriate location, it must comply with Part 2 of Policy S4 above and the below definition contained within the Glossary of the CLLP:

'Appropriate locations means 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 proposed development is considered to retain the core shape and form of the settlement, and following revisions during the determination of this application to the size and scale of the dwellings, it is considered that the development of this site would not significantly harm the settlement's character and appearance (as is discussed in the subsequent character, visual and heritage impact section). The development would therefore be an appropriate location for housing development. Overall, the proposal would accord with Policy S1 and S4 of the CLLP.

Conclusion

Overall the principle of the development is considered to accord with Policies S1 and S4 of the CLLP and Policy H1 of the NP and would therefore be acceptable subject to satisfying other material considerations.

Character and Visual Impact

Local Plan Policy S53 states that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Development must relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area.

It further states that development should contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness, and should be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme. In addition, development must achieve a density not only appropriate for its context but also taking into account its accessibility.

Criteria (b) of Policy H1 of the NP states that development should have regard to the overall character of the area in relation to the Scothern Character Assessment and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates. In addition to this, Policy D1 states that development should follow a design-led approach having an appropriate density to the site context and should reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings spaces and places that positively contribute to local identity and character.

The dwellings forming the western side of Vicarage Lane to the east of the site are all two-storey in height and finished in red brick. The dwellings forming Church Lane to the immediate north of the site are a combination of two-storey and single storey dwellings, largely finished in buff brick. To the immediate south of the site lies Grange Park – an area of designated local green space.

The Scothern Neighbourhood Plan Character Assessment (SCA) defines the site as being within the Scothern Historic Core Area. Page 16 of the SCA states that *"This area has mostly newer brick-built, chalet-style dormer bungalows of the 1960s and two storey 3-4 bedroom houses. There are sharp pitched roofs with good-sized approaches. There are also two stone-built properties, one with an intricate herringbone pattern. The Old Post Office has been extended and is now a private dwelling. There is a footpath to Grange Park and views of the church"*.

The proposed development would consist of consist of 2no dormer bungalows (one and a half storey) and 1no single storey bungalow, all with 3no bedrooms. Plot 1 would have a single garage situated to the rear of the dwelling, plot 2 would have an integral garage, and plot 3 would have a detached double garage situated to the front/side of the dwelling. The proposed heights for the dwellings and their respective garages are as follows:

Plot 1 – Dwelling eaves height of approx. 2.6m and ridge height of approx. 6.0m. Garage eaves height of approx. 2.7m and ridge height of approx. 4.6m.

Plot 2 – Dwelling eaves height of approx. 3.5m and ridge height of approx. 7.3m.

Plot 3 – Dwelling eaves height of approx. 3.5m and ridge height of approx. 7.3m. Garage eaves height of approx. 2.7m and ridge height of approx. 5.5m.

The dwellings would all be situated to the south of the site, with the access road and driveways to the north. Existing high hedgerows along the northern, eastern and southern boundaries of the site would be retained as part of the proposal, as would the existing walling and gate at the front entrance of the site.

The proposed dwellings would be all be finished in Verona multi-facing brickwork with clay pantiles, black uPVC uttering, off-white uPVC windows and Artstone cills. The garages serving plots 1 and 3 would also be finished in Verona multi-facing brickwork with clay pantiles. The proposed materials would be conditioned were it minded to grant planning permission to ensure they are completed in accordance with the details provided.

The proposed size and scale of the dwellings all being finished in brickwork with clay pantiles would assimilate with the surrounding mixed character of the area. Overall, it is considered that the development would not appear incongruous when read within the street scene context and the surrounding character of the area, and would therefore respect the surrounding scale and massing of development.

The dwellings all being single storey and finished in brickwork with clay pantiles would assimilate with the surrounding character being a mixture of two-storey and single storey dwellings finished in a variety of brick types and roofing materials. Overall, it is considered that the development would not appear incongruous when read within the street scene context and the

surrounding character of the area, and would therefore respect the surrounding scale and massing of development.

The development would therefore accord with local policy S53 of the CLLP and policy H1 of the Scothern Neighbourhood Plan.

Trees and Landscaping

Policy S66 of the CLLP states that *'development proposals should be prepared based on the overriding principle that:*

- the existing tree and woodland cover is maintained, improved and expanded; and*
- opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.'*

A few smaller trees would be removed as part of the application. It is considered to be reasonable and necessary to condition a comprehensive landscaping plan to ensure full details are secured with regard to the proposed planting on the site, were it minded to grant planning permission on the site. As detailed on the proposed site plan, additional tree planting is proposed to mitigate the loss of the existing trees. Full details including species and planting height of the proposed trees will be secured via the landscaping scheme condition. Overall, it is considered that the proposal, subject to conditions, would accord with Policies S53 and S81 of the Central Lincolnshire Local Plan, Policy 2 of the NP, and the provisions of the NPPF.

Heritage Impact

The dwelling to the immediate north of the application site 'Brinkburn House and former Smithy' (No.16 Church Street and not within the red line of this application) is recognised within the Scothern Character Assessment as a Locally Important Building, and it is therefore recognised as a non-designated heritage asset (NDHA).

The Character Assessment notes the following in regards to the buildings.

'Evidence of one of three former houses and their related workshops, two Smithies and a wheelwright's, in the village.

The house is of a restrained 'polite' architectural style, typical of its period and designed to reflect the status, and by association, the quality of the business operated from the site. The former smithy, by contrast is a vernacular building, very typical of its period. The smithy wall is the only example in Scothern of its building using 'fieldstone rubble', some of it laid, unusually, in herringbone pattern. This is a local term for buildings making use of smaller pieces of limestone, in the main recovered from fields as they were cleared by cultivation.

The two buildings are prominently sited alongside Church Street. This is typical as the workshop relied on good access to the road.

The two buildings together form a group and are also part of the setting of the Grade II listed Parish Church'*

As detailed above, the site to the rear of No.16 also lies within the setting of the Grade II* listed Church of St Germain which is situated approximately 29 metres from the entrance of the site at its closest point.

Policy S57 of the CLLP states the following in regards to development that would affect a NDHA:

'Where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention, though regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and reinstated, where possible.'

Policy S57 advises that development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Setting is more than views, it is how the building is experienced.

Policy D1 Design and Character of the Neighbourhood Plan states that development should address the significance of heritage assets and their setting.

Paragraph 216 of the NPPF states that: *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

A heritage statement was provided within the application in accordance with the requirement within Policy S57 of the CLLP.

The WLDC Conservation Officer has been consulted on the proposal throughout. They initially raised an objection to the proposal due to the harm that would arise to the setting of the Grade II* listed Church, as they considered that the proposed development by virtue of the scale of the proposed dwellings (in particular plots 1 and 2) would diminish the view of the heritage asset in particular from Grange Park, and would cause harm to the setting of the church and its visible connection with the wider settlement.

Having raised these concerns with the applicant, amended plans were submitted to reduce the size of plot 2 from a two-storey dwelling to a single

storey bungalow and in addition, the first floor level including dormer window that was situated above the internal garage serving plot 2 was also removed, thereby reducing the height of this element of the dwelling to single storey.

The Conservation Officer has been re-consulted on the proposed amendments and they have stated that they have no longer have an objection to the proposal and that the setting of the Listed Building would be preserved in accordance with Policy S57 and the statutory duty.

With regard to the impact on the NDHA to the north, it is acknowledged that there would be some impact to the setting of the NDHA, however the dwellings are of a lesser height than the NDHA and are proposed to be finished in materials that would be of a high-quality finish with red multi brick facing and clay pantile roofing. It is also noted that the existing wall and gate as noted in the description of the asset would remain as part of the development.

This Officer acknowledges that there would be some harm caused by the introduction of dwellings to the rear of the existing NDHA, however the proposal has been significantly altered to minimise the impacts on the NDHA, the NDHA would retain sufficient amenity space and the NDHA would remain in its entirety. Therefore overall, it is considered that this harm would be indirect and is outweighed by the provision of 3no market dwellings in a sustainable location for development. The proposal would therefore accord with policy S57 of the CLLP, Policy D1 of the NP, and the guidance contained within the National Planning Policy Framework, in particular paragraph 216.

Residential Amenity

Criteria 8 Homes and Buildings of Policy S53 states that development proposals will:

- a) Provide homes with good quality internal environments with adequate space for users and good access to private, shared or public spaces;*
- b) Be adaptable and resilient to climate change and be compatible with achieving a net zero carbon Central Lincolnshire as required by Policies S6, S7 and S8;*
- c) Be capable of adapting to changing needs of future occupants and be cost effective to run by achieving the standards set out in Policy S20;*
- d) 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;*
- e) Provide adequate storage, waste, servicing and utilities for the use proposed;*

The proposed site would be adjoined by residential dwellings to the north, east and west beyond the Public Right of Way. The separation distance between plot 1 (single storey dwelling) and the rear elevation of No.4 Vicarage Lane would be approximately 15.3 metres. It is also noted that there is a high coniferous hedge bounding the site to the east. The single storey

garage serving plot 3 would be situated approximately 10.6 metres from the rear elevation of No. Church Street. The front windows serving the upper floor on plot 1 would have a separation distance of approximately 21.2m from the rear elevation of plot 1. The garage serving plot 3 would have an eaves height of approx. 2.7m and ridge height of approx. 5.5m, and the roof would slope away from the dwellings to the north.

Due to the garage serving plot 3 being situated to the south of No.18 Church Lane, there would be a minimal increase in overshadowing to parts of the rear garden of No18. This would be for limited periods of the day and would occur when the sun is lower in the sky, therefore the proposal is not considered to be unacceptably harmful in this regard.



Given the separation distances as detailed above, and the design of the dwellings and their associated garages, it is considered that the proposed development would not be expected to have an adverse impact on occupiers of neighbouring dwellings through overdominance or overshadowing.

With regard to over-looking, it is noted that the proposal would introduce windows at first floor level (plots 2 and 3). As can be seen on the previous screengrab of the proposed site plan, there is a separation distance of approximately 21.1 metres between the front elevation of plot 3 and No.18 Church Lane, and a separation distance of approximately 33.2 metres between the front elevation of plot 2 and No.16 Church Lane. As such, due to the separation distances, it is not considered that the proposal would give rise to any unacceptably harmful overlooking impacts on occupiers of neighbouring dwellings.

Private Amenity Space

The proposed dwellings are considered to have sufficient private amenity space to the rear, with an average rear garden length of approximately 9.0 metres by 14.0 metres.

Construction

Concerns have been raised by neighbouring residents with regards to construction and potential disturbance. The construction phase for the dwellings would be temporary. Whilst the construction period may cause some potential disturbance for a short period of time, it is not considered to be reasonable or necessary to restrict the timings as this could cause further prolong the construction period.

To conclude, it is considered that the proposed development would not have any unacceptably harmful impacts on the living conditions of existing or proposed neighbouring dwellings. The proposed development would therefore accord with Policy S53 of the CLLP and the provisions of the NPPF.

Highways, Access and Parking

Local Plan Policy S47 and S49 requires well designed, safe and convenient access for all, and that appropriate vehicle parking provision is made for development users. Policy S49 of the CLLP states that for a dwelling with either 3, 4 or 5+ bedrooms in a village location, there should be off-street parking provision for 3 cars.

Policy T2 of the Scothern NP states that where practicable, new developments should provide for safe, direct and landscaped pedestrian and cycle routes.

A number of concerns have been raised by neighbouring residents and the Parish Council with regard to the proposed access and associated highway safety implications.

The application proposes to utilise an existing access point off Church Street which currently served No.16. The private drive would have a width of approximately 5.0 metres, which would be narrower at the entrance point due to the retained existing walling and gate. The Local Highways Authority at Lincolnshire County Council have been consulted and confirm that they have no objections to the proposal on highway safety grounds, commenting that:

“The site utilises an existing access which is suitable for the proposals and there is sufficient parking and turning within the site.”

With regard to parking, the proposed site layout provides sufficient parking in line with the required parking standards. The proposal is therefore considered to comply with the requirements of Policy S49 of the CLLP.

Paragraph 116 of the NPPF states:

116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The layout includes adequate provision for off-street parking and sufficient space for turning within the site. The roads network at the entrance of the site also has a 30mph speed limit. The parking spaces and garge to 16 Church Street will be accessed via the new gravel driveway to access the proposed three new build dwellings.

Considering the recommendation of no objections for LCC Highways, it is not considered that the additional vehicles associated with the development of 3no dwellings in this location would cause an unacceptably harmful impact on highway safety or have a severe residual cumulative impact on the local highway network.

With regards to the comments about large vehicles using the highway network, it is accepted that there may be some larger vehicles using the road during construction, however it is not anticipated that construction periods (in particular for 3no dwellings) are for prolonged periods of time and therefore the use of surrounding road network for construction traffic would not be at a detriment to highway safety or pedestrians using the highway.

Overall, it is considered that the proposal would accord with Policies S47 and S49 of the CLLP, Policy 2 of the NP, and the provisions of the NPPF.

Climate Change/Energy Efficiency

The CLLP sets specific standards that are required by new residential and non-residential development in relation to site average space heating demand and total energy demand. Policy S6 states a set of design expectations that should be considered when formulating development proposals. This includes the orientations of buildings, form of buildings, fabric of buildings, heat supply and renewable energy generated. Policy S7 requires that all new residential buildings are accompanied by an Energy Statement and in addition to the requirements of policy S6, must meet the following criteria:

- 1. 'Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as the electricity they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and*
- 2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 35 kWh/m2/yr, achieved through a 'fabric first' approach to construction. No single dwelling unit to have a total energy demand in excess of 60 kWh/m2/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by*

the metering of that home, with no deduction for renewable energy generated on site).

Alongside this, Policy D2 of the Scothern Neighbourhood Plan states that ‘*As appropriate to their scale, nature and location, the design and standard of new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.*’

The application has been accompanied with an Energy Statement (most recent received April 2025) and accompanying SAP calculations, energy efficiency spreadsheet and predicted EPC ratings. The energy statement has been amended throughout the application process during the change of design of the dwellings to ensure compliance with policies S6 and S7.

The Energy Statement justifies policy S6 as follows:

Orientation - All 3 proposed dwellings are afforded a southerly orientation to benefit from passive gains. The layouts are typical of modern homes with good levels of natural light afforded to the main living spaces. Internal finishes cannot be controlled by the client but at handover light colours will be applied for the new occupants. The overall effect is to reduce the need for artificial light in the main occupied areas, hopefully reducing energy consumption and also improving occupant wellbeing.

Form – Simple and efficient built form, mitigate losses at junctions, minimising surface area and therefore heat loss. The high mass and good insulation levels in this proposed scheme will provide an effective medium for managing internal temperatures, both having the ability to both hold heat and cool.

Fabric – The proposed construction is masonry with an insulated full fill cavity, with a lightweight block and low conductivity to further support the fabric performance. Triple glazed windows increase the energy efficiency of the proposed dwellings but with a lower G value solar gains are controlled. The aspiration is that the masonry approach provides good thermal mass, which in turn will assist with regulating internal temperatures throughout the year.

Heat Supply – Use of an air source heat pump for each plot.

Renewable Energy - Approximate Solar PV installation of 23.2 kWp across the dwellings to contribute to total energy demand and reduce regulated CO₂ emissions in operation to zero.

In regards to policy S7, the applicant has submitted a full Energy Statement and accompanying spreadsheet which outlines that the proposed site would have an average space heating demand of 12.50 kWh/m²/yr, and a total energy demand of 32.2 kWh/m²/yr. Solar PV Panels would generate a site

average of 36.56 kWh/m²/yr through the installation of a solar array on each of the roofscapes of the dwellings.

The plot by plot breakdown is as follows:

	Average Space Heating Demand (kWh/m ² /yr)	Total Energy Demand (kWh/m ² /yr)	PV Panel Generation (kWh/m ² /yr)
Plot 1	14.92	33.58	40.34
Plot 2	12.92	30.61	27.84
Plot 3	9.66	32.51	41.49

The proposal would therefore generate at least the same amount of renewable electricity on-site as the electricity the dwellings demand over the course of a year and comply with the requirements of S7.

Were it minded to grant planning permission, the standard conditions would be imposed relating to the development being completed in accordance with the details in the Energy Statement, the removal of national permitted development rights with respect to fuel tanks, and a pre-occupation condition requiring a verification statement to ensure the approved scheme has been implemented in full. It is therefore considered that subject to conditions, the proposal would accord with the aims of policies S6 and S7 of the Central Lincolnshire Local Plan and policy D2 of the Scothern Neighbourhood Plan.

Flood Risk

Concerns have been raised by residents with regards to flood risk in the village and the impact the proposed dwellings would have on the flood risk in the area.

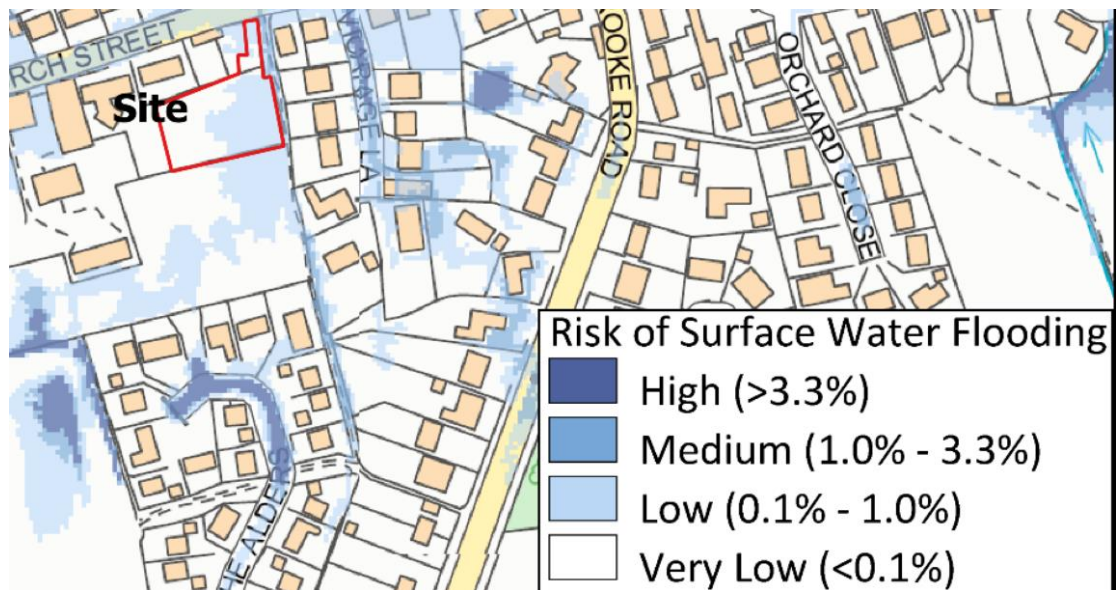
Policy S21 of the Central Lincolnshire Local Plan states that:

‘Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;*
- b. that there is no unacceptable increased risk of flooding to the development site or to existing properties;*
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant bodies;’*

The application site is located within Flood Zone 1 (low probability) which is sequentially preferable for housing development.

A site-specific flood risk assessment (FRA) (most recent dated October 2024) was requested during the determination of the application due to areas of the site being at risk from surface water flooding. The FRA in figure 4.1 demonstrates the risk of surface water flooding on the site.



The FRA states that the following mitigation measures would be included in the development:

- *'Plots 1 & 2 minimum floor level 12.90m AOD.*
- *Flood resilience to 13.20m AOD.*
- *Surface water exceedance route around buildings.'*

However, since the submission of the FRA the national Flood Risk Map for Planning¹ mapping has been updated indicating that now only an extremely small part of the eastern/south-eastern area of the site (see image below) is identified as being at a low risk of surface water flooding. This would be expected to be within the rear garden space of plot 1.



¹ [Map – Flood map for planning – GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612212/flood_risk_map_for_planning.pdf)

The application has included a drainage scheme which is assessed in the next section of this report. Whilst the permeable area of the site would be increased by the proposal it is considered that subject to an appropriate positive drainage scheme the development would accord with local policy S21 of the CLLP.

Foul and Surface Water Drainage

Policy S21 of the CLLP requires proposals demonstrate that they have incorporated Sustainable Drainage Systems (SUDS) in to the proposals unless they can be shown to be inappropriate; to show that there is no unacceptable increased risk of flooding to itself or existing land or buildings; and that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.

Foul Water

The application proposes that foul water would be disposed of via mains sewer, which is the most preferred method as set out within the NPPG. The WLDC Building Control Team have commented on this proposal and have stated that this should be acceptable in principle subject to all necessary permissions being granted.

Surface Water

The National Planning Practice Guidance advises that “*generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.*

Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage systems not being appropriate”. (Paragraph: 080 Reference ID: 7-080-20150323)

The drainage strategy for the site has been amended since submission due to the amendments to the application, with the most recent strategy received on 29th May 2025.

The accompanying drainage statement states that “*The encountered ground conditions are not conducive for infiltration therefore an alternative means of surface water disposal would be required. There is an informal watercourse location approximately 70m to the south of the site. This watercourse is then culverted on the eastern boundary of the site before discharging to the surface water system in Church Street. The drain on the eastern boundary is located beneath the boundary fence and is in poor condition. Discharging to this watercourse would therefore pose a risk of flooding to nearby properties. The proposal is therefore to discharge to the surface water system in Church*

Street downstream of the existing drain known to be in poor condition. Runoff will be restricted so far as is reasonably practicable to greenfield runoff rates.”

The proposal proposes the following drainage elements:

Roof Areas – rainwater would be collected via traditional gutters towards rainwater harvesting tanks. They will discharge into the private drives via permavoid diffusers.

Private Driveways – consist of permeable paving construction. Surface water would percolate through the pavement construction layers and through the sub-base. Laid to a permavoid diffuser and connected to the piped surface water drainage system.

Private Access Road – As above, would consist of permeable paving and would be laid at falls to a perforated pipe.

Under the aforementioned hierarchy, discharge to a surface water system may be acceptable where discharge into the ground via infiltration or via a watercourse is not feasible. It has been shown that in this instance, infiltration is unviable, as is discharge to a watercourse, and therefore discharge into a surface water system can be accepted.

The drainage strategy additionally sets out how the surface water drainage would be maintained. It is considered relevant and necessary to condition the maintenance methods set out.

Given the comments, the principle behind the submitted drainage strategy is considered to be acceptable. It is also noted that the development of the site would secure a positive drainage strategy within the site where presently there is an absence of such.

Policy S12 requires that a rain harvesting water-butt with a minimum capacity of 100l be included for all residential development. The proposed elevation drawings show water-butts and a condition would be included in this regard to ensure the development includes them at the required capacity.

Foul and surface water drainage matters are considered acceptable in principle, subject to a condition to ensure that the drainage proposals are completed in accordance with the submitted information, and therefore would not be expected to have a harmful impact. As such it is considered that the proposal would accord with Policy S21 of the CLLP, and the provisions of the NPPF.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is mandatory on minor developments 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). It 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.

This is also a requirement of Policy S61 of the CLLP which requires *“All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric”*.

Policy E2 of the Neighbourhood Plan states that development should minimise impacts on biodiversity and should deliver a net gain in line with the requirements of the CLLP.

The Central Lincolnshire Ecology Officer has been consulted on the proposal. The proposal has been subject to discussions between the applicant and the Ecology Officer to overcome the issues with Biodiversity Net Gain on site, amended BNG documents and plans have been received as a result and the Ecology Officer now has no objections to the proposal, subject to conditions.

In summary, the submitted accompanying information states that the current landscaping proposal generates a net loss of area-based units (-79.65%) and a net gain of linear based habitat units (+91.83%). It states that in order to achieve a 10% net gain for area-based units, the deficit of 1.32 units would need to be overcome. This would need to be achieved by purchasing off-site units.

It is clear from the above that the 10% net gain requirement would be met through off-site provision. Under the statutory framework for biodiversity net gain, subject to some exemptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

Alongside this, as requested by the Ecology Officer, a Habitat Management and Maintenance Plan (HMMP) for the site should also be submitted, relating to all the significant biodiversity gains on the site. This would detail how the habitats are to be maintained and monitored for a minimum of 30 years following completion. Subject to the recommended conditions, it is considered that the proposal would be acceptable in relation to biodiversity, and would accord with the provisions of the CLLP and the NPPF.

Ecology/Protected Species

The application has been accompanied by a Preliminary Ecological Appraisal and Preliminary Roost Assessment (PEA) completed by Arbtech dated December 2024. The Central Lincolnshire Principal Ecology and Wildlife Officer has requested a condition to ensure species specific enhancements are delivered on site. These conditions are recommended to be included alongside a condition to ensure the development is completed in accordance

with the recommendations within the PEA. Overall, subject to conditions, the proposal would accord with Policy S60 and S61 of the Central Lincolnshire Local Plan, and the provisions of the NPPF.

Right of Way

A definitive Right of Way, namely SctH/153/1 lies to the immediate east of the site. Whilst the proposal would be visible from the Right of Way, it is not considered that the proposal would unacceptably harm future users of the Right of Way.

Other Matters

Removal of Permitted Development Rights:

Unrestricted, the development would benefit from householder permitted development rights. In view of the development proposed, considering the setting of the NDHA to the north and the Grade II* Listed Church of St Germain to the north-east, and in the interests of protecting the amenity of the occupiers of neighbouring dwellings, it is recommended that a condition is applied to remove permitted development rights covering the erection of extension, outbuildings, and any alterations or additions to the roofs of the dwellings, in order to ensure the residential amenity of the neighbouring dwellings and character of the area is protected.

Conclusion and Reasons for Decision

This decision has been considered against policies 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 Dwellings, 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, 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 in the first instance, as well as policies H1: Location of New Residential Development, H2: Housing Type and Mix, D1: Design and Character, D2: Renewable Energy and Low Carbon Development, T2: Pedestrian and Cycle Routes and E2: Biodiversity of the Scothern Neighbourhood Plan Review. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Model Design Code has also been taken into consideration.

In light of this assessment, it is considered that the principle of the proposal would be acceptable and would provide 3no dwellings in an appropriate location for housing within the developed footprint of Scothern. The proposed development would not have an unacceptable harmful visual impact or have a harmful impact on the living conditions of existing and future neighbouring dwellings. The harm to the NDHA would be indirect and would be outweighed

by the provision of 3no market dwellings in a sustainable location for development.

In addition, the proposal would not have a harmful impact on highway safety, biodiversity, drainage, trees and would not increase the risk of flooding. It would also provide dwellings which are energy efficient and incorporate renewable energy sources. The proposal is therefore acceptable and recommended for approval, subject to the satisfying a number of conditions.

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.

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. No development hereby permitted shall take place until a written Habitat Management and Maintenance Plan [HMMP] in accordance with the Statutory Biodiversity Metric dated 12/12/2024 and prepared by Michelle Huang has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall relate to all 'significant' biodiversity gains on site (excluding any habitat within or making up private garden) and must be strictly adhered to and implemented in full for a minimum of 30 years following the initial completion period approved pursuant to condition 13. The HMMP must contain the following:
 - a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering/monitoring the [HMMP];

- c) the details of funding, resources and mechanisms for long term delivery of the [HMMP].
- d) the planned habitat creation and enhancement works for the initial completion period to create or improve habitat in accordance with best practice.
- e) the management measures to maintain habitat for a period of 30 years from completion in accordance with best practice;
- f) the monitoring methodology and frequency in respect of the retained, created and/or enhanced habitat to be submitted to the local planning authority. Surveys may be completed by a competent person as defined by the small site metric user guide.
- a. Expected monitoring years 5,10,15,20,30
- g) the mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Applicants are advised to use the Natural England Small Site HMMP Template found at

<https://publications.naturalengland.org.uk/publication/5813530037846016>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan.

3. No development shall take place until details of faunal species enhancements including their positions, types and specifications have been submitted to and approved in writing by the Local Planning Authority. Enhancements must include

- A minimum of a single bat roost unit incorporated into each structure (access via bat roof tile).
- A minimum of a single bird nesting brick unit incorporated into each structure
- A minimum of a single bee brick unit incorporated each structure
- Hedgehog appropriate fencing
- Amphibian friendly drain and curb treatments

The details approved must be installed prior to occupation of each individual dwelling and must be 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.

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

4. The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric dated 12/12/2024 and prepared by Michelle Huang.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy S61 of the Central Lincolnshire Local Plan.

5. 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 materials:

Site Location Plan J2226 00101 Rev A dated March 2023
Proposed Block Plan J2226 00108 Rev H dated 11/02/2025
Plot 1 Plans Section and Elevations J2226 00104 Rev E dated 20/09/2024
Plot 1 Proposed Garage J2226 00110 Rev C dated 15/09/2024
Plot 2 Plans Section and Elevations J2226 00105 Rev F dated 10/02/2025
Plot 3 Proposed Garage J2226 00115 dated August 2023
Plot 3 Plans Section and Elevations J2226 00106 Rev E dated 22/03/2024

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 the National Planning Policy Framework and Policy S53 of the Central Lincolnshire Local Plan.

6. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement dated April 2025 unless otherwise agreed in writing by the Local 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.

7. Prior to occupation of the building, a written verification statement shall be submitted to demonstrate that the approved scheme has been implemented in full, in accordance with the submitted Energy Statement dated April 2025 and approved in writing by the Local 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.

8. The development must be completed in strict accordance with the drainage strategy as detailed within the drawings and details within 'Drainage Strategy Report' Rev C dated 28/05/2025 including the surface water maintenance methods on page 16. No occupation must occur until the approved scheme has been installed and retained and maintained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the dwellings, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

9. No occupation of the dwellings hereby approved must take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Details to include (but not limited to):
 - Type, height, specification and position of all boundary treatments.
 - Material finish of all any access roads, driveways, patios and paths.
 - Species, planting height, formation and position of new trees and hedging.

The development must be completed in strict accordance with the approved landscaping scheme.

Reason: To ensure that appropriate landscaping is introduced and would not unacceptably impact on the character and appearance of the site and the surrounding area or the amenity of nearby residents to accord with the National Planning Policy Framework and local policies S53 of the Central Lincolnshire Local Plan 2023.

10. Any new hardstanding shall be constructed from a porous material or shall be appropriately drained within the site and shall be retained as such thereafter.

Reason: To ensure appropriate drainage to accord with the National Planning Policy Framework and Policy S21 of the Central Lincolnshire Local Plan.

11. Prior to occupation of the approved dwelling, evidence must be submitted to the local planning authority that a rainwater harvesting butt of a minimum 100 litres has been installed.

Reason: In the interests of sustainable water management in accordance with policy S12 of the Central Lincolnshire Local Plan.

12. The dwellings hereby approved shall be constructed to ensure that the consumption of wholesome water by persons occupying the dwellings 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.

13. The development shall be carried out in accordance with the submitted flood risk assessment undertaken by Roy Lobley Consulting dated October 2024 including the following mitigation measure it details:
- Plots 1 & 2 minimum floor level 12.90m AOD.
 - Flood resilience to 13.20m AOD.
 - Surface water exceedance route around buildings.

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy S21 of the Central Lincolnshire Local Plan.

14. The development hereby approved must only be carried out in accordance with the recommendations set out in sections 4 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment completed by Arbtech dated 20/12/2024.

Reason: To ensure the development proceeds in accordance with the approved management plan and to protect the habitats and wildlife on site to accord with the National Planning Policy Framework and S60 of the Central Lincolnshire Local Plan.

15. Notice in writing shall be given to the Council within 15 working days of the Initial habitat creation and enhancement works as set out in the [HMMP] being completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 Policy S61 of the Central Lincolnshire Local Plan.

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

16. All planting, seeding or turfing comprised in the approved details of landscaping as required by condition 9 shall be carried out in the first

planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting become 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 an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with Policies S53, S60 and S61 of the Central Lincolnshire Local Plan.

17. 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 oil tanks or gas tanks shall be placed within the curtilage of the building hereby approved.

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

18. Notwithstanding the provisions of Classes A, AA, B, C, E, F, G and H of Schedule 2 Part 1 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) the dwellings hereby permitted must not be extended and no buildings or structures must be erected within or on the curtilage of the dwellings, or alterations made to the roof of each respective dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the character of the area, the setting of the non-designated heritage asset, and the amenities of neighbouring dwellings, to accord with the National Planning Policy Framework and Policies S53 and S57 of the Central Lincolnshire Local Plan 2023.

Informatives:

HIGHWAYS

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

BIODIVERSITY NET GAIN

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan² has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be West Lindsey District Council.

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by³:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development;

(f) any information relating to irreplaceable habitat making up onsite habitat

(g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any

impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.

(h) any additional information requirements stipulated by the secretary of state⁵.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

¹ listed exemptions from Statutory BNG and transitional arrangements can be found at [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/biodiversity-net-gain-exempt-developments). The LPA advises that all perceived exempt applications complete a Statutory Metric Baseline Assessment prior to commencement. Should the relevant exemption cease to apply following commencement, a higher value precautionary assessment will be required if an appropriate pre-commencement baseline was not conducted.

² The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>

³ Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-,Biodiversity%20gain%20plan,-14)

⁴ Irreplaceable habitats for the purposes of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found

at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

⁵ Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your

application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>