

Officers Report

Planning application No: WL/2025/00837

PROPOSAL: Planning application to erect 1no. detached single storey dwelling including garage.

LOCATION:

LAND AT SCHOOL LANE
GRAYINGHAM
GAINSBOROUGH
DN21 4EU

WARD:

WARD MEMBER(S): Cllr P Howitt Cowan

APPLICANT NAME: Mr T Dawes

TARGET DECISION DATE: 09/10/2025 (Extension of time agreed until 17th October 2025)

CASE OFFICER: Danielle Peck

Recommended Decision: Grant planning permission with conditions

The application is presented to the planning committee for determination as Grayingham Parish Meeting have raised matters that are considered to be finely balanced in relation to compliance with Policy S1 of the Central Lincolnshire Local Plan.

Site Description: The application site relates to a vacant area of land, previously used as a vehicle breakers yard within the settlement of Grayingham. The site is adjoined by two recently constructed dwellings to the east, with other residential dwellings to all other boundaries. The site is bounded by hedging to the front (north). A Public Right of Way runs also runs adjacent to the north boundary along School Lane, ref Gray/10/1.

The Proposal: The application seeks full planning permission for the erection of single storey, three-bedroom dwelling and a detached double garage.

The dwelling would have the following approximate measurements; 26.2m in max width, 12.7m in max depth, 2.6m to the eaves and 4.2m in total height.

The detached double garage would have the following approximate measurements; 6.2m in width and 6.2m in depth, 2.5m to the eaves and 4.1m in total height.

Relevant Planning History

Reference	Proposal	Decision
WL/2025/00886	Planning application for change of use of agricultural and commercial land to domestic with erection of detached garage, new paved entrance apron to existing drive, and proposed permeable surfacing of part of existing drive.	Under Consideration
121501	Planning application to demolish existing shed/utility building and rebuild with pitched roof.	Granted time limit plus conditions
133434	Retrospective planning application for change of use from residential to B2 use	Granted time limit plus conditions 01/12/2015
WL/2024/01009	Application for prior notification of proposed demolition of former single storey commercial building.	Prior Approval required and given . 16/12/2024
Sites to the east		
WL/2024/00360	Planning application for the erection of 1no. dwelling with associated access.	Granted with conditions 12/09/2024.
147469	Planning application for erection of 1no. dwelling with associated access.	Granted with conditions 15/02/204.

Representations

Comments have been summarised, full versions of the representations received are available on the Councils website using the following link: [West-Lindsey | Public Portal](#)

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

Grayingham Parish Meeting: **Objects.**

Summarised as follows:

- When determining this new proposal the Parish also requests you please take into account that in the last two years TWO new dwellings on School Lane have been granted permission & are now built, our reasons are set out below. Previous applications Ref. 147469 & WL2024-00360.

- The current 2023 'Central Lincolnshire Local Plan' (CLLP) Policy refers to Grayingham as a Hamlet & is not in a hierarchy & therefore has NO minimum growth requirement. Within the last two years two applications for a 'single infill Dwelling' on Land (Plot 1 & Plot2) associated with No.2 School Lane have been granted permission & completed. Now this, a third application proposal (Plot 3). This is now a multiple infill development. We believe that the methodology used by the developer, submitting individual applications several months apart is abuse of the criteria.
- Grayingham is not a sustainable location for further developments. There is very little work within the Parish & a lack of facilities to meet the day-to-day needs of residents. Apart from the Church, Grayingham has no social, educational, retail, healthcare services. Although it does have a limited bus service, it doesn't run 7 days a week; the reality is the use of a car still remains an essential mode of transport for those that live here, going about their daily lives.
- This proposal when considered in conjunction with the TWO recent new dwellings on School Lane will constitute effectively 'multiple' infill dwellings, resulting in both a 'cramming effect' NOT in keeping with the Local 'Natural Environment' in Grayingham. This proposal still further significantly changes the rural open feel of the settlement. The lack of garden, green space, introduction of wooden boundary fencing as opposed to hedgerows, very large paved areas will further reduce the effectiveness of the minimal retained hedgerow for any encouragement of habitat, which previously attracted a range of wildlife, birds, and hedgehogs, no longer allowing other species to establish themselves. This needs to be protected & ideally enhanced. CLLP Policy 53 states 'development must contribute positively to local character & landscape'. This proposal DOES NOT achieve that. The two new dwellings to the east of this proposal have mostly hard landscaping. this is creating a character resembling URBAN development in what is a RURAL settlement in the open countryside.
- In particular, Highways Safety, & risks involved when a vehicle turns into school lane only to find no suitable turning area up the lane, so have to reverse back down the lane & out on to Low Road 'BLIND'. This occurs often, particularly with delivery vehicles & drivers unfamiliar with the Grayingham. Previously this has resulted in one resident nearly being knocked down, having to jump out of the way of the reversing vehicle. Note that Grayingham has NO actual footpaths just verges of varying widths throughout the settlement. Another resident who lives on Low Road near the junction with School Lane had their parked car damaged by a vehicle reversing out 'BLIND' on to Low Road. Although the proposed dwelling will have a private turning space for their own vehicles, these spaces don't help other visiting vehicles turn, hence they end up reversing out on to Low Road blind. Grayingham Parish is very disappointed once again with what Highways have said in their already submitted comments on this application.

- Another dwelling will inevitably increase the traffic volume further & hence the number of near misses & risk to public safety when in particular delivery vans reverse out blind on to Low Road. We have seen an increase & so far only one of the two new builds are occupied. Eventually this will lead to an accident. In Summary - School Lane at a width of only 2.5 metres, is extremely narrow; it has NO turning space at the top end & NO passing places. Visiting vehicles not entering private residences are required to either reverse into the lane to enable them to exit in a forward direction. However, those who don't know there is no turning space, end up having to reverse 'Blind' back out onto Low Road.
- Grayingham Parish residents are very concerned about the effect more growth will have on the existing capacity of our utility services; particularly with reference to the sewerage infrastructure. Resident living close to the Grayingham sewerage pumping station, at the south end of Grayingham see road tankers visiting to remove excess volume when the pumping station is unable to cope, as is often the case in winter & following periods of heavy rainfall. Grayingham Parish suggests the sewerage infrastructure may be already over its design capacity... We understand that Grayingham had only a total of 20 dwellings in 1971 when the Mains Sewerage System was installed, we don't know what the actual designed capacity is in terms of number of dwellings, we do know that it now has over 130% more properties connected to the system today.
- School Lane has no provision for drainage of surface water, this is a problem when very heavy rain occurs, it flows down hill to Low Road like a river, made worse by run-off from other properties. This just recently caused flash flooding along Low Road, which resembling a river, the drains just cannot cope with this excess volume. Any additional new driveways created by development would just compound the problem, even permeable surfaces, which surprisingly have not been suggested for this proposal but should be, only work to an extent with moderate rates of rainfall, heavier rainfall will just run off down School Lane.
- Grayingham Parish understands that land in this part of Grayingham may be of significant archaeological importance. This site lies near an area which has the remains of the once much larger and now shrunken medieval settlements of Great and Little Grayingham. The Parish believe it is essential archaeological evaluation MUST be carried out on this site prior to determination. We believe any archaeological material buried on the site MUST NOT be destroyed by a development of any sort.
- The Rural Settlement of Grayingham relies on the NPPF & Central Lincolnshire Local Plan 2023 Policies to provide the controls on development in these settlements; These policies should ensure the character of small rural settlement are retained. That character being the very reason many residents came & wished to continue living here. The Parish believe it has demonstrated that the adverse impacts of this development would outweigh any benefits it could provide; it would have an adverse impact in many respects on the quality

of the lives of those currently living here; these comments demonstrate this development in Grayingham is NOT SUSTAINABLE.

- Based on but not restricted to the points made in these comments, Grayingham Parish Meeting OBJECTS to this application & urge that planning permission be REFUSED.

Local residents/ Third Party Representations:

Objections have been received from the following addresses;

**Two Cottages, School Lane, Grayingham
Evercreech, Low Road, Grayingham x 2
The Old Cottage, School Lane, Grayingham x 2**

Objections have been summarised as follows:

- Principle- Grayingham is not a sustainable location for development, it has no facilities or local infrastructure to meet the needs of residents. In the CLLP Grayingham is currently not in a hierarchy and has no minimum growth requirement. This is now a multiple infill development, the previous applications must be taken into account when determining this application.
- Residential Amenity- The proposed bungalow would be 13m from the dwelling at Two Cottages and would directly overlook this dwelling as well as being overbearing, resulting in unacceptable amenity impacts;
- Character of the area- This area is defined by traditional development and has a rural character. The proposal would erode this character. The proposal would result in a cramming effect being so close to the property to the north.
- Highways safety- The existing access point is too narrow. School Lane is a private lane that has to be maintained by the property owners. It has a tarmac service but was never constructed to have 30 tonne + vehicles that are used in the construction of the properties. School Lane is single track and to exit the lane lorries have to reverse onto Low Road into on coming traffic. The lane is access to a public footpath and will become even more dangerous for the general public.
- Heritage Impacts- Two Cottages, to the north of the site is an historic property, the proposal is not in character with the adjacent stone built dwelling dating pre 1900's or the nearby Grade II* listed church, this proposal will be visible from the church tower.
- Biodiversity/ Landscaping- The hedges on this lane should be retained.
- Drainage- Concerns with the capacity of sewerage system and that it cannot cope with the new build properties connecting to the mains. Concerns with additional surface water run off during heavy rain, the drains at Low Road

cannot cope with heavy rainfall and often causes flash flooding. The plans do not indicate a Permeable Surface for the proposed driveway.

One Letter of Support has been received from 1 Low Road, Grayingham.

I wholeheartedly support this application on the grounds that this development will greatly enhance the area. Originally this land had been occupied by a vehicle breakers operating from a suite of derelict stables, the planned dwelling will only improve the space and therefore the overall ambience of the community. Previous developments on this lane have not had the negative impact which had been forecast by those in opposition and I cannot see how this development will be any different.

LCC Highways and Lead Local Flood Authority: No objections. The proposal utilises and existing access and provides adequate off road parking, therefore it will not have an unacceptable impact on the public highway.

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

Recommends an informative.

Shire Group of IDBs: Provides guidelines for any increase in surface water discharge. Recommends a condition.

LCC Archaeology: No representations received to date.

Relevant Planning Policies and Legislation:

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

Development Plan

• ***Central Lincolnshire Local Plan 2023 –***

Relevant policies of the CLLP include:

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

S47 Accessibility and Transport
S49 Parking Provision
S53 Design and Amenity
S56 Development on Land Affected by Contamination
S60 Protecting Biodiversity and Geodiversity
S61 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Trees, Woodland and Hedgerows

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

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

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

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

National policy & guidance (Material Consideration)

- National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in December 2024. Paragraph 232 states:

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

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

- National Planning Practice Guidance

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

- National Design Guide (2019)

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

- National Model Design Code (2021)

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

Main Considerations:

- Principle of development;
- Visual Amenity;

- Residential Amenity;
- Highways and Public Right of Way;
- Energy Efficiency;
- Ecology and Biodiversity;
- Drainage;
- Contamination.

Assessment:

Principle of the Development

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

Policy S1 of the Central Lincolnshire Local Plan sets out a spatial hierarchy for the central Lincolnshire authorities. The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire that meets the needs for homes and jobs, regenerates places and communities, and supports necessary improvements to facilities, services and infrastructure.

Grayingham is not explicitly listed in Policy S1; however, it is considered that Grayingham is a 'hamlet' (tier 7) as the village has a dwelling base of at least 15 dwellings which are clearly clustered together to form a single developed footprint. Policy S1 does acknowledge that hamlets can support single dwelling infill developments, within the 'developed footprint' of such hamlets. Within the glossary of the CLLP, infill is defined as; *Development of a site between existing buildings*.

It is noted that the Parish Meeting refer to the site not being within a sustainable location and that the proposal, in cumulation with the dwellings (WL/2025/00360 and 147469) previously approved to the east, would now constitute a 'multiple' infill development and would not meet with Policy S1.

As stated above it is recognised that Grayingham is a hamlet, taking into consideration the definition within Policy S1. The application site is located in between no. 2 School Lane (west) and a newly built dwelling granted planning permission under reference WL/2024/00360 to the east. The development of 1no. dwelling in this location is considered to meet with the definition of 'infill' as defined within the glossary, given its siting in between existing buildings, and would be a single dwelling infill in accordance with the wording of Policy S1. It is also considered to be within the 'developed footprint' of the village, being surrounded by existing residential development.

The proposal would therefore, in principle, accord to Policy S1 within the Development Plan subject to an assessment of all other relevant material considerations.

Visual Amenity

Policy S53 states that development proposals will; *Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness; and reflect or improve on the original architectural style of the local surroundings, or embrace*

opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style.

The application seeks planning permission for the erection of a bungalow and detached double garage. dwelling would have the following approximate measurements; 26.2m in max width, 12.7m in max depth, 2.6m to the eaves and 4.2m in total height. The detached double garage, located to the west of the proposed dwelling would have the following approximate measurements; 6.2m in width and 6.2m in depth, 2.5m to the eaves and 4.1m in total height.

Proposed materials to be used in the development are indicated as consisting of a red facing brick with dark grey concrete plain rooftiles, with white/cream external doors and windows.

Within this area of Grayingham there are varying styles of dwellings and a range of differing materials. There are two recently constructed dwellings directly to the east with older properties to the north and west. In addition to this, there are single and two storey dwellings directly adjoining the site to all boundaries, all of which are in differing plot sizes.

The objections received sight issues with a cramming effect and ribbon development with this site and the adjacent site to the east. The effects of ribbon development are only usually relevant where there are sites on the edge of settlements, as stated in the above principle section the site is considered to be within the developed footprint of Grayingham. With regards to 'cramming' the dwelling and detached garage occupy a modest footprint within the site; however, this is not considered to be harmful to the character of the wider area, the proposed site plan shows that there is ample room for the dwelling and outdoor amenity space.

Overall, the bungalow and garage by virtue of their design, scale and siting are not considered to have a harmful impact upon the character of the area or street scene and would accord to the aims of Policy S53.

Residential Amenity

Part 8, criteria d of Policy S53 of the CLLP states that development proposals will: *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;*

The site is adjoined by other residential properties to all boundaries. The Paddocks is located to the south, with a newly constructed bungalow located to the east and a two-storey dwelling to the west. Two Cottages, another residential property is located beyond the north boundary.

Concerns have been raised by the occupiers of Two Cottages in relation to the development and that it would have unacceptable amenity impacts. This property is, at its closest point, located c. 13.2 metres away from the proposed dwelling. There are no prescribed separation distances between elevations within planning policy, this is a judgement for the decision maker. Considering the separation distance together with

the intervening screening in the form of the hedge as well as the single storey nature of the dwelling, it is not considered that there would be any harmful overlooking impacts.

In relation to the comments around the dwelling being overbearing, the bungalow is single and has a total height of c. 4.2 metres. At this height the development is not considered to be overbearing for any of the adjoining dwellings.

The proposed dwelling is single storey in scale and is adequately separated from all the shared boundaries as to not cause any dominating or overshadowing impacts. There are no openings that would cause unacceptable levels of overlooking and views would be screened by proposed boundary treatments (fencing) given that the dwelling is to be a bungalow. There are no other amenity concerns arising from the development.

The dwelling itself has an appropriate level of indoor and outdoor amenity space for future occupiers.

Overall, the proposal would not have a harmful impact upon neighbouring amenity and would accord to Policy S53 of the Central Lincolnshire Local Plan and the NPPF.

Highways and Public Right of Way

Policy S47 of the CLLP states that development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

In regards to severe highway safety impacts, Paragraph 115 of the NPPF states:
115. 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 would be severe.

Many of the comments received state concerns with highway safety and make reference to the narrow width of the existing road. They also state that at present some vehicles have to reverse back down School Lane and back out onto Low Road, it has to be acknowledged that this situation would remain the same if the development were to be granted or not. This has been reviewed by the Highways Authority whom have no objections.

Concerns have been raised by residents in relation to the access and utilisation of School Lane. The site would utilise an existing, long standing access point off School Lane. The access previously served the site when it was in use as a breakers yard and could reasonably be brought back into use at any time and be used by an unrestricted number of vehicles. Whilst the dwelling would increase the amount of vehicle movements together with the two dwellings that have already been built out it is not considered that these additional movements would be at the detriment to highway safety.

Policy S49 and Appendix 2 of the CLLP set out parking standards for new dwellings within the district. For new dwellings in Hamlets Appendix 2 of the CLLP states that

for three- bedroom dwellings, three parking spaces should be provided. The proposed site plan demonstrates off road parking for numerous cars as well as turning provision within the site.

There is a Public Right of Way that runs adjacent to the north boundary of the site ref Gray/10/1, this would remain unaffected by the development.

Overall, the proposal would accord to Policies S47 and S49 of the Central Lincolnshire Local Plan.

Energy Efficiency

Policy S6 of the CLLP 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.

In addition to this Policy S7 of the CLLP requires that all new residential development proposals must include an Energy Statement which confirms that in addition to the requirements of Policy S6 that all such residential development proposals, *can generate at least the same amount of renewable electricity on- site and to help achieve this point, 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.*

The application has been accompanied by an Energy Statement by G Reports dated June 2025. In terms of the design principles in S6, the dwelling has been designed with a 'fabric first' approach, with acceptable u-values. The location of the main habitable rooms is spread across the Southern, Eastern and Western aspects of the building, to make full use of the natural daylight and the warmth of the sun. Overheating can be a consequence of maximising solar gain and care has been taken to ensure the dual aspect of the glazing design to allow cross ventilation.

Using SAP modelling, the proposed dwelling is calculated to have a space heating demand of 8.75 kwh/m2/yr with a total predicted energy demand of 39.41kwh/m2/yr, whilst this figure is slightly over the figure contained within S7, it is considered that the proposal has taken then necessary steps to meet with the figures where possible as well as providing enough solar panels to meet the demand (see below).

The submission has been accompanied with 'Pre-Built' estimates of energy performance. Full SAP calculations have been included as an appendix to the statement as well as estimates of unregulated energy usage, detailed in Appendix C along with a summary of compliance table. To meet the total energy demand of the dwelling a total of 12no. solar panels are proposed, these have been shown on the roof plan/ elevations of the dwelling.

Overall, subject to conditions, the proposals would accord to Policies S6 and S7 of the Central Lincolnshire Local Plan.

Ecology and Biodiversity

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

The application has been submitted with a suite of documents in relation to BNG and Ecology, including the following;

- Ecological and Biodiversity Net Gain Statement by ESL ecological services dated July 2025;
- The Statutory Biodiversity Metric;
- Statutory Biodiversity Metric Conditions Assessments.

In terms of the baseline for the site, the report details that there is 0.06 habitat units and 0.08 hedgerow units and no watercourse units. The survey details that the existing site comprises of a sealed surface and modified grassland.

The results indicate that there will be a 8.63% and 0.00% net loss for habitats and hedgerows respectively. This means that an additional 0.01BUs will be required through habitat and enhancement measures to achieve the 10% BNG target for both habitats and hedgerows.

It is recognised that the 10% on site gain is more difficult to achieve for minor development proposals, given that tree and hedge planting within private gardens cannot be counted toward the 10% gain as it is not possible to secure its maintenance for the period of 30 years. The red line of the application site is drawn so tight to the site boundary that there is no opportunity for an on-site gain. Therefore, following the hierarchy, the developer will need to purchase off site units to provide the 10% Gain.

The application is subject to the biodiversity gain condition which is a pre-commencement condition: once planning permission has been granted. The condition will require the submission of a Biodiversity Gain Plan which will be approved by the planning authority before commencement of the development.

Drainage

Policy S21 of the Central Lincolnshire Local Plan states that development proposals adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development and that proposed surface water disposal should follow the surface water hierarchy.

The application site is located within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency's flood risk maps for flooding¹.

The application form indicates that surface water is to be disposed of by soakaways and foul drainage will connect to the mains system. In principle these methods are

¹ [Map – Flood map for planning – GOV.UK](#)

acceptable and follow the principles within the drainage hierarchy's. No detailed drainage designs have been provided as part of the application therefore a scheme will be secured by a condition.

The comments received make reference to the existing foul water disposal issues at a nearby treatment works. Foul water service providers have to provide appropriate capacity within the network for new development, such matters would be agreed with the service provider to ensure that there is capacity prior to any connection being made. It is not for a single infill development to provide solutions to wider foul water disposal issues that may be happening within the area or at nearby treatment works.

Concerns have been raised in relation to surface water drainage issues within Grayingham. It is not for single infill development to deal with surface water run off issues within the rest of the village, it is also not considered that the development, along with the other two approved would contribute in such a negative way to surface water run-off that would warrant a reason for refusal. The two dwellings approved to the east have demonstrated that they can deal with surface water by using soakaways, they are therefore not linked into the mains drainage system and can deal with surface water disposal within their respective site boundaries. As detailed above this application also indicates in principle that it can do the same, subject to condition. Overall, the proposal would accord to Policy S21 of the CLLP.

Contamination

Policy S56 states that; *Where development is proposed on a site which is known to be or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the relevant Central Lincolnshire Authority as the first stage in assessing the risk of contamination.*

Given the sites former use as a vehicle breakers yard there is the potential for contamination to be present. It is therefore considered necessary to add a condition to deal with contamination in the event that any is found during the development.

Other Matters

Comments from the occupiers of Two Cottages, opposite the site, have stated that their property is of a historic value and make reference to the LPA considering the effect of an application on the significance of a non-designated heritage asset. It is acknowledged that the dwelling is of age, it is not however noted on the Lincolnshire Historic Environment Record, nor is it noted within any local list. The LPA do not therefore need to do an assessment on the effects on a Non- Designated Heritage Asset. Matters of character and appearance have been addressed in the relevant section of this report.

Conclusion and reason for decision: The application has been assessed against Policy S1: The Spatial Strategy and Settlement Hierarchy, Policy S4: Housing Development in or Adjacent to Villages, Policy S6: Design Principles for Efficient Buildings, Policy S7: Reducing Energy Consumption- Residential Development, S12 Water Efficiency and Sustainable Water Management, Policy S20: Resilient and Adaptable Design, Policy S21: Flood Risk and Water Resources, Policy S47:

Accessibility and Transport, Policy S49: Parking Provision, Policy S53: Design and Amenity, S56 Development on Land Affected by Contamination, Policy S57: The Historic Environment, Policy S60: Protecting Biodiversity and Geodiversity, Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains and Policy S66: Trees, Woodland and Hedgerows of the Central Lincolnshire Local Plan 2023 in the first instance as well as guidance within the NPPG and the provisions of the NPPF.

In light of this assessment the principle of a dwelling in this location is considered to meet with the provisions of Policy S1 in that the site is an infill development within a Hamlet. The proposal would not have an unacceptable visual impact on the character of the area and is considered to be acceptable in terms of the impact upon residential amenity. The proposal would not cause harm to highway safety. The proposal would meet with the energy efficiency aspirations of S6 and S7 as well as providing biodiversity enhancements, subject to conditions. It is recommended that planning permission is granted subject to conditions.

Decision Level: Committee

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:

None.

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

2.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:

Site Location Plan 720.07A
Scheme Block Plan 720.06 B
Floor Plans, Elevations and Sections 720.05C

The work, including proposed materials shall be carried out in accordance with the details shown on the approved plans.

Reason: To ensure the development proceeds in accordance with the approved plans.

3. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological and Biodiversity Net Gain Statement dated July 2025 and prepared by ESL Ecological Services.

Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

4. No development shall take place above foundation level until a scheme for the disposal of foul and surface waters (including the results of soakaway/percolation tests) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the drainage hierarchy has been followed in relation to surface water. The development shall only be carried out in accordance with the approved details.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent pollution of the water environment in accordance with Policy S21 of the Central Lincolnshire Local Plan 2023.

5. The development hereby permitted shall be carried out in full accordance with the details set out in the submitted Energy Statement by G Reports dated June 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 (2023).

6. Prior to the occupation of the dwelling hereby approved 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 by G Reports received June 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 (2023).

7. Prior to the first occupation of the development, a scheme of landscaping including details of the size, species and position or density of all trees and hedges to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of all new hard landscaping, including proposed boundary treatments. All planting comprised in the approved details of landscaping shall at the latest be carried out in the first planting season following the occupation of the relevant dwelling; and any landscaping which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of biodiversity enhancements and visual amenity in accordance with Policy S53 and Policy S60 of the Central Lincolnshire Local Plan 2023.

8. The development hereby permitted shall proceed in strict accordance with the recommendations contained within Section 6 of the Ecological Appraisal by ESL dated July 2025.

Reason: In the interests of protected species in accordance with Policies S60 and S61 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

9. Prior to occupation of the approved dwellings 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.

10. If during the course of development, any contamination is found to be present on site, then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the local planning authority. The contamination shall then be dealt with in accordance with the approved details.

Reason: In order to safeguard human health and the water environment and to accord with the National Planning Policy Framework and local policy S56 of the Central Lincolnshire Local Plan 2023.

11. All 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.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling hereby approved.

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

Notes to the Applicant

COMMUNITY INFRASTRUCTURE LEVY

Please be aware that as of the 22nd January 2018 West Lindsey District Council implemented a Community Infrastructure Levy and that eligible development granted on or after this date will be subject to this charge. The development subject to this Decision Notice could fall within the definitions held within the adopted charging

schedule and as such may be liable to pay the levy. For further information on CIL, processes, calculating the levy and associated forms please visit the Planning Portal www.west-lindsey.gov.uk/cilforms and West Lindsey District Council's own website www.west-lindsey.gov.uk/CIL. Please note that CIL liable development cannot commence until all forms and necessary fees have been submitted and paid. Failure to do so will result in surcharges and penalties.

Highways

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 and Ecology

Hedge Removal- The removal of the section of the boundary hedge required for access purposes should take place outside of bird nesting season (March to August inclusive).

Please see below informative note regarding Biodiversity Net Gain and the Statutory Condition.

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/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>

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