

DECISION DELEGATED TO HEAD OF PLANNING**DECISION DELEGATED TO HEAD OF PLANNING**

Application No: H02-0644-25 **Applicant:** Mr M Strickland
Proposal: Erection of 2 Dwellings with Garages
Location: Land At Hereward Way Crowland Peterborough
Terminal Date: 28th November 2025

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
28 The Natural Environment
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APPENDIX 6 Parking Standards

National Guidance**National Planning Policy Framework December 2024**

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of two dwellings with Garages. The plans show that a shared drive connects to Hereward Way.

Plot 1 is located to the front (west of the applications site) and plot 2 to the rear. Two number parking spaces are provided for each dwelling to the front of the properties. A single detached garage is also allocated to each plot.

A private right of way runs through the application site for number 91 South Street, it is located along the southern boundary of plot 2.

The proposed dwellings are two storey, with part of the first floor roof above the eaves. Side elevations only have one opening, this is a dormer serving bedroom 1. The elevation plans are detailed with materials.

The applicant has provided a Biodiversity Matrix and associated plans.

Site Description

The application site lies on the eastern side of Hereward Way and is sited to rear of dwellings fronting South Street and Reform Street. The land is presently an unused farm/commercial yard, containing a range of buildings of no architectural/visual merit and benefits from an existing permission to erect a residential development. The site lies within the Crowland Conservation Area.

There are a number of approved residential developments in the area; including a scheme comprising land to the north of this site, forming 6 dwellings (inclusive of this application site area). A single dwelling on the opposite side of Hereward Way has also been approved.

The application site is located within Flood Zone 1 in accordance with the Environment Agency's flood risk maps, the South East Lincolnshire SFRA shows that the application site is in a 'Danger for Most' area.

This application site represents the southern part of the application site that received permission to erect 6 number dwellings. An ongoing application, under reference H02-0598-25, is currently under consideration for the erection of three residential plots, which comprises, in part, the remaining land that formed the six dwelling scheme.

History

H02-0234-22 - Full - Erection of 4 Dwellings. Approved 20-06-22

H02-0151-24 - Full - Erection of 6 Detached Dwellings. Approved 21-06-24
H02-0598-25 - Full - Proposed Residential Development Comprising 3 Detached Dwellings.
Pending.
H02-0866-25 - Full - Erection of a single dwelling. Pending.

Consultation Responses

Parish Clerk

CPC comment issues with the general state of the road, no footpath provision and the road narrows at the access point.

Highways

No Objections - subject to the following condition: 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 or increase surface water flood risk and therefore does not wish to object to this planning application.

Historic Places Team

In 2001, Medieval finds were recovered during an archaeological intervention located to the northeast of the site: ELI2778 - Land on South Street. In 2010 Late Medieval finds within an archaeological feature were recovered during an archaeological evaluation to the southwest of the site: ELI5810 - Archaeological Evaluation at 40 Broadway, Crowland. A further intervention in 2021 ELI13476 - Land to the Rear of 21 South Street, Crownland, located to the northwest of the site expose a medieval archaeological horizon 'a probable medieval buried soil'. The proposed development comprises 'Erection of 2 Dwellings with Garages'.

The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present. As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218). We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its alteration or destruction.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

Environmental Protection

No comments regarding land contamination.

North Level IDB

Please note that North Level District Internal Drainage Board have no comment to make regarding the above planning application

Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. A representation has been received from a resident which states:

- We would like some clarification as to the situation regarding our right of access to our rear garden that is currently in place. The new plans show access to 91 but not our property 89. We fully support these plans but would like to ensure we are able to gain access to our garden from the rear in the future.

Officer comments

This is a civil matter and would not preclude the granting of planning permission.

Planning Considerations

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Planning Considerations

The key issues for consideration are:

- Principle of Development
- Historic Environment
- Flood Risk & Drainage
- Environmental Issues (Amenity)
- Highway Safety
- Land Contamination
- Ecology
- Planning Balance .

Principle of Development

The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire until 2036. Policy 1 (Spatial Strategy) expresses the sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and

Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The National Planning Policy Framework, (NPPF) (December 2024) outlines, within Paragraph 61, that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

Para 73 of the National Planning Policy Framework (December 2024) also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. This states that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly". This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.

The application site is located within the main service centre of Crowland. Of these areas policy 1 point 2 states:

Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

In context of this, the principle of residential development within this location is considered to be appropriate, comprising an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy.

Furthermore, an extant permission for residential development is already in place across the site.

As such, the proposal is considered to be in accordance with the requirements of Policy 1 of the South East Lincolnshire Local Plan (2019) when viewed in principle. This is subject to the assessment against site specific criteria; including (but are not limited to) the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, impact on highway safety and flood risk, which are discussed in turn as follows.

Layout, Design and Consideration of the Character and Appearance of the Area and Historic Environment

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Policy 2 point 1 states that proposal should meet with sustainable development considerations specifically in relation to 'size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Policy 3 sets out the 'Design of new development' in part it states that "Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character

and quality of an area, will not be acceptable"

The application site is located within Crowland Conservation Area and as such, lies within a designated heritage asset.

In respect of any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area, through Section 72 the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy 29 of the SELLP, alongside Section 16 of the NPPF, relates to the preservation of the historic environment. Both outline that all applications within the Conservation Area or which effect heritage assets, such as listed buildings, should preserve or enhance these assets.

The National Planning Policy Framework (NPPF) (December 2024) expresses the importance of considering the impact of development on the significance of designated heritage assets; advising that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Section 16 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Policy 29 of the SELLP sets out the approach when considering schemes that affect the historic environment. It states that "To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design".

Part B of the policy is concerned with specifically with conservation areas, it states that "Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
2. Retain architectural details that contribute to the character and appearance of the area;
3. Where relevant and practical, remove features which are incompatible with the Conservation Area;
4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

This application site benefits from an extant planning permission for the erection of six dwellings (Ref: H02-0151-24, with the current site forming the southern section of that earlier approval, where three dwellings were/are permitted. This proposal then would reduce the density of form proposed in this area of the scheme/site, and in doing so would represent a betterment, allowing the space about the built form.

The proposed dwellings reflect the house types that were previously approved on this site. Therefore, the material weight given to the extant permission would lead to the consideration that this scheme is acceptable.

Under the previous submission the conservation officer made comment stating "*full details of external materials, as well as details of windows and doors to be submitted. I would also suggest*

applying a condition requiring all rainwater goods to be black-painted metal. The applicant should also be informed that upon submission of the details requested by these conditions, it shall be an expectation that doors and windows shall be timber framed, and that roof coverings are natural materials (either slates or clay pantiles).

Although indicative materials have been put forward, the sensitive historic context, further to the aforementioned comments, requires further details in this regard. These matters will therefore be secured by condition to ensure the final palette respects and preserves the character of the Conservation Area.

Similarly, boundary treatments will be controlled by condition, as poorly designed fencing or enclosures could give rise to unacceptable harm to the setting and appearance of the heritage asset.

Taking account of the weight afforded to the extant permission, established as acceptable under the current local development plan, the proposal which would provide the same house types, but in a less dense form, is considered to preserve the character and appearance of the Crowland Conservation Area and is therefore acceptable in heritage terms

Archaeology

In terms of archaeology, the Historic Places Team have been consulted and have stated that they require a schedule of conditions regarding the potential for archaeological finds on this site. Under previous submissions (including H02-0234-22), the same department did not require such mitigation. This means that residential development was approved across the site without the requirement to provide such information.

Given the aforementioned and given the nature of the proposal in this instance, it would not be reasonable to attach archaeological mitigation as part of any permission (given the site history). As such, given the site can be developed without such mitigation, and that nothing has changed in this time it is likely to be unreasonable to add these conditions at this stage.

Taking the above into account, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and, would not result in harm to the Conservation Area. As such, the proposal would therefore be in accordance with Policies 2, 3 and 29 of the SELLP and Section 12 and 16 of the NPPF, in addition to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity and Environmental Considerations

Paragraph 135f of the National Planning Policy Framework (2024) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy 2 and of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

Policy 30 is concerned with pollution and places impacts in relation to noise, disturbance and air quality as important consideration when considering proposals for planning.

The dwellings are sited at an appropriate separation distance from all other properties as to not lead to an unacceptable level of impact from overshadowing and overbearing impact. Given the separation from one another and the siting of the detached garages in between each plot, its considered that the impacts from overlooking are also acceptable.

A published Council guidance note entitled 'Private Drives - Waste Vehicle Collection Service' sets out a hierarchy for developers to follow when considering waste collection arrangements and private drives. This guidance is not adopted planning policy and as such can only be given limited weight in planning terms. However, it is a material consideration.

The relevant section of this guidance note states:

"The Council, as local planning authority, is obliged to take into account the Council's adopted waste collection policy when determining planning/condition compliance applications for waste collection details as it should avoid approving waste collection schemes which are not capable of being provided. The following guidance is therefore provided for developers when seeking planning permission for new developments. The guidance seeks to ensure that developers are fully aware of waste collection issues when submitting planning applications with a view to avoiding later problems, such as poor design under policy 3 of the South East Lincolnshire Local Plan (Adopted March 2019). The following does not constitute adopted planning policy."

The bin storage for plot 2 is shown on plan and is a conservable distance from Hereward Way. However, previous permission has supported storage to the rear of these plots. It would be anticipated that given the drive would be private, that residents would need to put their waste on Hereward Way on collection day and there would be no requirement for a refuse vehicle to enter the site, this approach is in this instance acceptable.

Boundary treatments have been shown on plan, and they provide an acceptable level of amenity for residents. However, a private way for the dwellings on South Street need to be retained. The plan demonstrates this, but concerns exist that this could represent poor defensible space characteristics. Therefore, boundary treatment will be conditioned, when submitted they should consider the benefits of improved natural surveillance. Moreover, given the representation that was received, regarding a permissible way to another plot on South Street, this will give the applicant flexibility to design that in post planning (this is a civil matter and would not necessarily prevent planning permission).

Conditions will be attached to mitigate the impacts of the development upon neighbouring amenity during the construction phase.

Therefore, subject to the aforementioned mitigation the proposal would accord with SELLP Policies 2, 30 and NPPF paragraph 135f.

Highway Safety & Parking Provision

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "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".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Appendix 6 of the SELLP sets out minimum vehicle parking standards for residential developments and requires that at least 2 parking spaces are provided within the curtilage for dwellings with up to 3 bedrooms.

The proposal would result in the need to improve the existing access arrangement. Highways have no concerns subject to the attachment of a condition that would need to provide materials, specification of works and construction method to be submitted to the Local Planning Authority for approval.

The proposal also shows sufficient off-street parking provision, in line with SELLP Policy 36. The highway authority has raised no issue in that regard.

Therefore, subject to the consenting under highways, the proposal is considered acceptable in highway terms and compliant with SELLP Policies 2, 3 and 36.

Flood Risk & Drainage

Policy 4 sets out South Hollands approach to Flood Risk. The application site is located within flood zone 1 in accordance with EA Planning Maps. The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that the site falls within a "Danger for Most" hazard zone.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Section 14 of the National Planning Policy Framework also in part concerns itself with flood risk and is relevant.

The application site already has an extant permission for residential development and therefore in flood principle terms the use is already established, and therefore considered acceptable.

Drainage

The application form states that surface water will be disposed over via soakaway and that foul will be connected to the main sewer network. Given the arrangement of the form on site and the limited information on ground conditions, any permission will need to be conditioned that a full drainage strategy is submitted to and agreed with the local planning authority.

On this basis, given the aforementioned mitigation it is considered that the proposal would accord with SELLP Policy 4 as well as section 14 of the National Planning Policy Framework.

Land Contamination

SELLP Policy 30 is concerned with land contamination. Environmental Protection have been consulted and have no objections to the proposal subject to further information as regards contamination is submitted and agreed with the LPA.

Biodiversity Net Gain & Self Build

SELLP Policy 28 seeks to protect and enhance the natural environment, with particular regard to designated sites, priority habitats and species, and the strengthening of ecological networks.

The applicant has submitted a Biodiversity Net Gain (BNG) Matrix and supporting plans which demonstrate a 14.32% net gain. The proposed habitat enhancements; comprising modified grassland, tree planting and additional landscape features outside the residential plots, provide a clear and deliverable ecological benefit.

These measures are sufficient for the LPA to secure a detailed Biodiversity Net Gain Plan and a Habitat Management and Monitoring Plan (HMMP) by condition, ensuring long-term delivery and maintenance of the ecological improvements.

Accordingly, the proposal is considered to comply with SELLP Policy 28.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal would deliver two dwellings within the Crowland settlement boundary on a site that already benefits from an extant residential permission.

As set out in the preceding assessment, the proposal benefits from an extant permission for residential development across the wider site, establishing the acceptability of the principle of residential use in this location. The site lies within the Main Service Centre of Crowland, where Policy 1 supports development that reinforces the settlement's role and sustainably meets local needs.

The reduced density compared with the previous approval, together with the use of the same house types, represents an improvement in townscape terms and would preserve the character and appearance of the Conservation Area when secured through appropriate material and detailing conditions. The scheme also provides a 14.32% biodiversity net gain, which is a clear environmental benefit under Policy 28. Highways raise no objection, adequate parking is provided, and the proposal meets the relevant design, amenity and accessibility requirements of Policies 2, 3, 30 and 36 of the SELLP.

The identified harms relate to flood-risk considerations in an area identified as "Danger for Most", the potential loss of archaeological remains, and the need to finalise boundary treatments and drainage. However, all these matters can be satisfactorily addressed through proportionate planning conditions, and none amount to a policy conflict that weighs significantly against the scheme.

Taking the above into account, the environmental, design and housing benefits of the development outweigh the limited and manageable harms. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal is considered to comply with the Development Plan when read as a whole, and approval is therefore justified subject to appropriate conditions.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal therefore accords with SELLP Policies 1, 2, 3, 4, 28, 29, 30 and 36 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).