

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H02-0866-25	Applicant:	Mrs K Hutson
Proposal:	Erection of Detached Single Storey Dwelling		
Location:	Land Rear Of 75 South Street Crowland		
Terminal Date:	30th January 2026		

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
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
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	0	0	0	1

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of detached single storey dwelling. The proposal is for a single storey dwelling located to the rear of dwellings fronting South Street.

The application site is accessed from Hereward Way, utilising a shared access with pending planning application H02-0598-25. The site is treated with existing 2m closeboard fencing on its northern and eastern boundaries with the same treatment proposed on the southern boundary. A rear amenity space exists to the northern of the proposed dwelling with driveway gates and turning/parking area on its western boundary.

The dwelling itself is single storey with hipped roof structure above and includes undercroft parking. The proposed plans show that the finished materials will be a multi-red facing brick, smooth grey roof tile, cream finish PVC-U casement openings, composite door in anthracite and black rainwater goods. The floor plans show that the dwelling is a two-bedroom property.

Site Description

The application site is located within Crowland Conservation Area, on its southwestern boundary.

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 limited 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, this site itself benefits from an extant permission (as part of a 6 dwelling residential scheme). There are also pending applications including south and west of this plot for a total of 5 number dwellings, split across two applications.

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.

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

H02-0644-25 - Full - Erection of 2 Dwellings with Garages. Pending

H02-0598-25- Proposed Residential Development Comprising 3 Detached Dwellings. Pending

Consultation Responses

North Level IDB

Please note that North Level District Internal Drainage Board has no objections to the above planning application.

Highways & SuDs

No Objections - The proposal is for the erection of a detached single storey dwelling. The property will have two bedrooms and will be accessed from a private drive that has been approved under H02- 0032-25. Sufficient parking has been demonstrated. The proposal will not have an adverse 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.

Historic Places Team

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). I 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, 03 and 05 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

Environmental Protection

I request a standard land contamination condition be applied at this location

Parish

Access not suitable with the number of houses and concerns regarding the road structure and width of Hereward Way, otherwise no objections.

Officer comments - there is a fall back across the site already for residential development allowing 6 number dwellings. In this context the scheme is already established as acceptable.

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 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.

Furthermore, an extant permission for residential development is already in place across this site. The proposal would therefore accord with policy 1 of the SELLP and is considered acceptable in principle.

Historic Environment (and Character)

The application site is located within Crowland Conservation Area. 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.

Section 16 of the NPPF which seeks to protect and enhance the historic environment is also relevant. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping. It is important that new residential development should be of the highest quality to enhance and reinforce good urban design characteristics. It is generally accepted that good design plays a key role towards sustainable development. Regard must be had towards the impact that the proposed dwelling would have on local character, including 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"

This application site benefits from an extant planning permission to erect 6 number dwellings, this site takes up the north eastern section of that permission where plot 6 was sited. That permission (H02-0151-24) allowed for a 1.5 storey dwelling on this area of the site.

The proposed dwelling is much lower than the previously approved dwelling in this location, whilst the proposal does not necessarily enhance the wider conservation area, it certainly preserves it given its scale. That said, when considering what is already allowed on this site, the topic of enhancement, needs to be balanced against what can be built. This proposal would not have a greater impact upon the wider conservation area to that which is already approved (on this plot) and given in its low scale, represents a betterment in terms of preserving the broader historic environment giving away hierarchy to other more established dwellings around it.

The proposed materials are annotated on plan, and within the planning statement the applicant considers that the use of timber frames would be unreasonable. 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)*"

In this case the rainwater goods are upvc, and the roof materials also differ. Therefore, whilst the form maybe appropriate (given it is balanced against the existing permission) the materials will need controlling as the palate is not wholly appropriate. Therefore, a condition controlling materials will be attached.

On the basis of giving weight to the extant permission, which was considered under the existing policy local policy framework to be acceptable, this proposal, which would provide a lower scale dwelling is considered acceptable.

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 (H02-0234-22) the same department did not require such mitigation. This mean that residential development was approved across the site without the requirement to provide such information. Given that this is for a single dwelling on the north east corner of the site, it would not be reasonable to attach archaeological mitigation as part of any permission (given the site history).

It is therefore considered that the proposal would accord with SELLP Policies 2, 3 and 29 as well as sections 12 and 16 of the National Planning Policy Framework.

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 in flood principle terms.

Drainage

The application form states that surface water will be disposed over via 'sustainable drainage system' and that foul will be connected to the main sewer network. Given the pending planning applications for residential development that abut this site, 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.

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 dwelling is sited at an appropriate separation distance from all other properties (as well as those proposed on pending applications) so as not to lead to an unacceptable level of impact from overshadowing and overbearing. Furthermore, all opening are proposed in acceptable locations so as not to give rise to unacceptable impacts in relation to amenity.

A recently 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 this development shown on plan and is a considerable distance from Hereward Way. However previous permission has supported residential form in this area. 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. 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

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.

Section 9 of the National Planning Policy Framework (2021) specifically relates to 'Promoting sustainable transport'. Paragraph 111 of the National Planning Policy Framework (2021) 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 would be severe".

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 is considered to have an acceptable access arrangement and would have sufficient off-street parking provision. Highways have assessed the application and have no objections. They have recommended an informative that involved the developer contacting them should there be any works required within the public highway.

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 to be acceptable and would accord with 2, 3 and 32.

Land Contamination

SELLP Policy 30 is concerned with land contamination. Environmental Protection have been consulted and have stated that they would like the land contamination condition to be applied. However given the scale of the application (for a single dwelling) a standard informative that should any unforeseen contamination be found (during construction) that works will cease and the contamination remediated, will be applied. This is a proportionate approach.

Ecology/BNG

SELLP Policy 28 is concerned with the Natural Environment points 2 and 3 are relevant to this

assessment, point 2 is concerned with Nationally or locally designated sites and protected or priority habitats and species and point 3 with addressing gaps in the ecological network.

The applicant has provided a bio-diversity exemption statement. The statement confirms that the dwellings will be self-build. Therefore, the LPA will need to secure this through legal agreement.

On this basis the proposal would accord 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.

In this instance, the proposal has been assessed against the relevant policies of the South East Lincolnshire Local Plan (2011-2036), the National Planning Policy Framework (December 2024), and all other material planning considerations.

The site lies within the defined settlement boundary of Crowland, a Main Service Centre, where Policy 1 supports development that sustains the settlement's role, meets local needs and supports existing facilities. The principle of residential development is therefore accepted, further reinforced by the presence of an extant planning permission for residential development on this site.

The assessment above identifies that the proposal would not give rise to significant or unacceptable harm to the historic environment, character of the area, neighbouring amenity, highway safety, or flood risk. Where minor issues have been identified—specifically relating to external materials, drainage, and construction-phase impacts—these can be appropriately addressed by way of planning conditions.

The proposal represents a slight reduction in scale from the previously approved scheme and, as such, results in a reduced level of impact on the wider Crowland Conservation Area. The development would preserve the character and appearance of the designated area and accords with SELLP Policies 2, 3 and 29 and Sections 12 and 16 of the NPPF.

There are also clear positive aspects to the proposal, including the efficient use of land within a sustainable settlement, the delivery of an additional dwelling contributing to local housing supply, and the short-term economic benefits associated with construction activity. These benefits attract moderate positive weight in the overall balance.

Taking the above into account, and giving due weight to the fallback position provided by the extant consent, the residual harms identified are limited in nature and are capable of mitigation through the imposition of conditions. When weighed against the benefits, these do not significantly and demonstrably outweigh the positive aspects of the development.

Accordingly, the proposal is considered to represent a sustainable form of development that accords with the Development Plan when taken as a whole, and with the presumption in favour of sustainable development set out in paragraph 11 of the National Planning Policy Framework (2024).

It is therefore recommended that planning permission be granted subject to the conditions set out within this report.

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Conclusion

Taking the above considerations into account, the proposal is considered to accord with policies 1, 2, 3, 4, 28, 29, 30 & 36 of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024).

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.