

Porter, Karen

From: Hill, Jess
Sent: 25 March 2026 16:52
To: _planningadvice
Subject: FW: Fwd: H04-0026-26: 60 Northorpe Road, Donington
Attachments: Juxtqposition of Site and Donington to lLocal Seviles.pdf

Hi can you please add this email and attachment to H04-0026-26 under code 6SUP (Additional information from agent)? I don't think this needs an amendment form as its just extra information and it isn't superseding anything

Thank you
Jess

From: Keith Baker <mail@planning.co.com>
Sent: 21 March 2026 17:02
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Cc: Fytche, Ian (ELDC) <Ian.Fytche@e-lindsey.gov.uk>; Norman, Phil <pnorman@sholland.gov.uk>
Subject: Re: Fwd: H04-0026-26: 60 Northorpe Road, Donington

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Jess

Obviously, when I sent you the below I was unaware that you would be on leave so incommunicado until the 24th, that being the case please extend the time-frame to allow reasonable time for you to answer this and my previous including to confirm as I asked on 19/3 (below this) and for the provisions of Para 4 of the NPPF to be achieved.

That said and to save time in the interim whilst awaiting your return from leave, please see the additional below and attached, for you to also consider and get back to me in respect of.

You say, "**The proposal conflicts with Policy 1 of the Local Plan and we do not consider that there is sufficient justification for a departure from Policy 1.**" In fact it does not conflict with Policy 1 at all, it is fully compliant with Policy 1 were you have had weighed it against the entirety of that Policy rather than singly against Policy 1, A, 2. whilst ignoring Policy 1, D, entirely.

However by dint of 1,D. which provides that "In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits." which in fact it is so then making it, as a matter of fact, fully compliant with Policy 1.

I will explain:-

The singular flaw regard compliance with Policy 1, A, 2. being that it not "Within the(*1 arbitrarily designated) settlement boundaries of the Main Service Centres (as shown on the Inset Maps)" where "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.

The proposed as a plain fact is less than 600 metres from the Donington shops and services.

The Proposed Site is within walking and cycling distance to the village centre there being a paved footpath for the entirety of the distance, so thus by the remotest possibility cannot be considered to be other than a sustainable location that supports the role of Donington as a service centre for the settlement itself and helping to sustain existing facilities.

*1 I say Arbitrarily Designated because in the case of Kirton (inset map attached) where the village centre, similarly to as at Donington, is orientated disproportionately towards to the A52 , unlike Donington (inset map (also indicating the site of the proposed) attached) the Kirton settlement boundary encompasses the the village on both sides of the A52, including designating sites both sides of the A52 for future development.

Please refer to the attached Juxtaposition of Site and Donington to l Local Services pdf which confirms the plain and inescapable fact that the site of the proposed is as close and closer than some, to Donington services.

How then can its location be considered in an way to be other than a sustainable location in terms of the intent of Policy 1 A, 2 or D.

The site of the proposed, being, although designated as countryside, is not that but in reality urban in all respects excepting the current use class of the subject of this but including that all but five or six metres of the boundary of the subject of this abut directly onto existing or extant permitted dwelling curtilage.

In respect of the site itself being agricultural land, the land is of poor quality with the rear access track and inconvenient geography of the shape of it wholly unsuited to current agricultural machinery and practices the combination of which make it near impossible to cultivate commercially profitably.

I have concentrated here mainly in respect of Policy 1 of The SELLP. If there is anything other causing you concern please reply to my last previous to this and let me know, in which case I will expand on this including referencing the relevant within the NPPF.

Regards The Proposed Garage, as I said previously, if that causes you concern enough to refuse, I am happy to either relocate or remove it entirely.

So, the fact and degree regards the above being Material Considerations of more than considerable weight, Policy 1 A, 2 failing to support its locational aspect only and Policy 17. stating categorically that "The Local Plan will also seek to meet the housing needs of- custom and self builders as they may come forward", there then can be nothing given the due weight which reasonably ought be afforded the above remaining even to suggest consideration of a refusal as it wholly compliant with the intentions and Policy of the SELLP.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

On 19/03/2026 10:11, Keith Baker wrote:

Dear Jess

OK, thank you.

Just so I am clear regards your objection I have pasted your initial email immediately below this, if you will please confirm it contains the totality of your objection, there being nothing additional indicating refusal.

Regards the Garage, that is simply resolved if it causing you concern enough to cause a refusal, by simply if necessary removing it from the application.

I have to say that although taking into account additional information is a positive step forward from where we previously were, it still does not necessarily constitute positive and creative or seeking to approve.

So, given that the target date is 2nd April 2026, and as or if necessary my client will happily agree an extension to that, please if you would, enter into the spirit of as is required by the NPPF so that we can between us find means for approval of this undeniably sustainable proposal.

Keith

Keith Baker

Design and Management. co. uk

Tel 01205 750775

On 16/03/2026 17:24, Hill, Jess wrote:

Hi Keith,

I have reviewed the above referenced planning application you submitted and in this instance, I wanted to let you know that the recommendation is to refuse the application. The proposal conflicts with Policy 1 of the Local Plan and we do not consider that there is sufficient justification for a departure from Policy 1. We also have concerns with the proposed siting of the garage in front of the dwelling. I do not consider that minor amendments to the proposal could overcome the reasons for refusal in this instance and I have sent the application through for signing off as a refusal now that the consultation period has ended.

Regards

Jess

----- Forwarded Message -----

Subject: RE: H04-0026-26: 60 Northorpe Road, Donington

Date: Wed, 18 Mar 2026 16:20:27 +0000

From: Hill, Jess <Jess.Hill@sholland.gov.uk>

To: Keith Baker <mail@planning.co.com>

CC: Fytche, Ian (ELDC) <Ian.Fytche@e-lindsey.gov.uk>, Norman, Phil <pnorman@sholland.gov.uk>

Hi Keith,

If you would like to provide further information please can you do so by midday next Tuesday 24th March and we will take this into account.

Regards

Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council

T: 01775 764781

E: jess.hill@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Keith Baker <mail@planning.co.com>

Sent: 18 March 2026 15:16

To: Hill, Jess <Jess.Hill@sholland.gov.uk>

Cc: Fytche, Ian (ELDC) <Ian.Fytche@e-lindsey.gov.uk>; Norman, Phil

<pnorman@sholland.gov.uk>

Subject: Re: H04-0026-26: 60 Northorpe Road, Donington

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Ms Hill

Your denial of an opportunity to make relevant representations prior the target determination date (2nd April 2026) is noted.

The consequence of which is that we will be obliged to ask for an award of costs on appeal due to your unreasonableness in the provisions of all relevant policy guidance that requires the contrary, including such as the following. :- .

NPPF

4. Decision-making

39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

Dear Ms Hill

I will very much appreciate your informing me if or not you are prepared to delay refusal to allow me time to point out for you the MCs vastly outweighing as you say the above conflicts with SELLP Policy 1.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

On 18/03/2026 14:30, Hill, Jess wrote:

Hi Keith,

The application has already been sent through for signing off and in this case, I do not think that the receipt of further information would change the recommendation as there is a fundamental issue with the principle of the development.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council

T: 01775 764781

E: jess.hill@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Keith Baker mail@planning.co.com

Sent: 18 March 2026 10:17

To: Hill, Jess Jess.Hill@sholland.gov.uk

Cc: Fytche, Ian (ELDC) Ian.Fytche@e-lindsey.gov.uk

Subject: Fwd: H04-0026-26: 60 Northorpe Road, Donington

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Ms Hill

I will very much appreciate your informing me if or not you are prepared to delay refusal to allow me time to point out for you the MCs vastly outweighing as you say the above conflicts with SELLP Policy 1.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

----- Forwarded Message -----

Subject:Re: H04-0026-26: 60 Northorpe Road, Donington

Date:Tue, 17 Mar 2026 15:40:32 +0000

From:Keith Baker <mail@planning.co.com>

To:Hill, Jess <Jess.Hill@sholland.gov.uk>

Dear Ms Hill

First off, if you will please answer my last, I will know if I am wasting my time or not.

I note s you say and it ought be within your capability as a professional planner to apply Policy 1,Part D which includes"**or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.**" following the principles of as it says, which is essentially as to what constitutes sustainable development.

Secondly, nominally in planning terms ambiguously described as countryside it maybe, but most certainly not open countryside or the site isolated.the plain fact being that it surrounded an urban construction and constitutes a very small low grade parcel of land not at all economically suited to cultivation by modern agricultural machinery, unlike most of the proposed and reserved development countryside sites within the Donington village curtilage.

It is within walking and cycling distance to the village centre and is in fact as close if not closer to all of the village amenities than the outer parts within the village curtilage line.

So fact and degree regards the above and following being Material Considerations of considerable weight, Policy 1 failing to support it by its locational aspect only and Policy 17. stating categorically that "**The Local Plan will also seek to meet the housing needs of- custom and self builders as they may come forward**"

What is there to even indicate a refusal appropriate.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

On 17/03/2026 14:48, Hill, Jess wrote:

Hi Keith,

Please refer to part D of the policy:

D. Countryside

The rest of the Local Plan area outside the defined settlement bounda the Sub-Regional Centres, Main Service Centres, Minor Service Cent Other Service Centres and Settlements is designated as Countryside.

In the Countryside development will be permitted that is necessary to location and/or where it can be demonstrated that it meets the susta development needs of the area in terms of economic, commun environmental benefits.

As your site is outside any settlement boundary, it is within the countryside in planning policy terms. In this case, we do not consider that the proposal is necessary for the location or that it has been demonstrated that the development meets the sustainable development needs of the area in terms of economic, community or environmental benefits. The application was not accompanied by a planning or design statement to justify the proposals in relation to the requirements of Policy 1. We are required to assess proposals based on the information we are provided with.

Regards

Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council

T: 01775 764781

E: jess.hill@sholland.gov.uk

www.sholland.gov.uk | www.boston.gov.uk

www.e-lindsey.gov.uk | www.selcp.co.uk



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Keith Baker mail@planning.co.com

Sent: 17 March 2026 11:42

To: Hill, Jess Jess.Hill@sholland.gov.uk

Cc: Fytche, Ian (ELDC) Ian.Fytche@e-lindsey.gov.uk; Kevin Norman kevica@btinternet.com

Subject: Fwd: H04-0026-26: 60 Northorpe Road, Donington

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Dear Ms Hill

I note as you say regards "The proposal conflicts with Policy 1 of the Local Plan" but having considered it now more fully the plain fact is that Policy 1 is not in conflict with as proposed but simply is not supported by it.

SELLP Policy 1.cites.

2. Main Service Centres Crowland Pinchbeck Donington Sutterton Holbeach Sutton Bridge Kirton (incl. parts of Frampton Parish)* Swineshead* Long Sutton 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.*

The procedure thus as you well know, where the Local Plan is silent on a particular, is to look for other supporting Policy both Local and National that supports it.

Your arbitrary unnecessary time-frame precludes my further explanation but as I asked below, please desist and so do..

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

----- Forwarded Message -----

Subject:Re: H04-0026-26: 60 Northorpe Road, Donington

Date:Mon, 16 Mar 2026 20:05:03 +0000

From:Keith Baker <planning@btinternet.com>

To:Hill, Jess <Jess.Hill@sholland.gov.uk>

Dear Ms Hill

Whatever happened to seeking to approve sustainable development ?

Please could you let me know precisely how many Self Build plots / sites are registered-in Donington, as that I think will be a primary MS regards an Appeal.

Obviously we would prefer to discuss matters with you to avoid the necessity of an appeal but if you will not other than arbitrarily cut short the process, without that opportunity, you will leave us no option.

Please reconsider rushing to arbitrarily refuse it without discussion.

I look forward to hearing from you as is required by Local Plan and NPPF etc.

Yours Sincerely

Keith Baker

Design and Management. co. uk

Tel 01205 750775

On 16/03/2026 17:24, Hill, Jess wrote:

Hi Keith,

I have reviewed the above referenced planning application you submitted and in this instance, I wanted to let you know that the recommendation is to refuse the application. The proposal conflicts with Policy 1 of the Local Plan and we do not consider that there is sufficient justification for a departure from Policy 1. We also have concerns with the proposed siting of the garage in front of the dwelling. I do not consider that minor amendments to the proposal could overcome the reasons for refusal in this instance and I have sent the application through for signing off as a refusal now that the consultation period has ended.

Regards
Jess

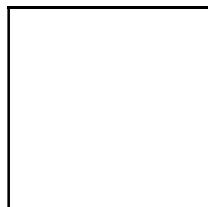
Jess Hill MRTPI | Senior Planning Officer | South
Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk



Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

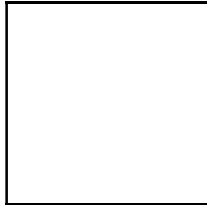
South Holland District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us [here](#) today!

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy Policy. For full details of your rights please visit our website at www.sholland.gov.uk. Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.



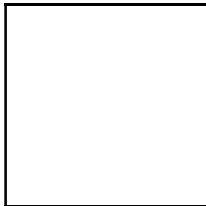
South Holland District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us [here](#) today!

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy Policy. For full details of your rights please visit our website at www.sholland.gov.uk. Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.



South Holland District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us [here](#) today!

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy Policy. For full details of your rights please visit our website at www.sholland.gov.uk. Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.



South Holland District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us [here](#) today!

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy

Policy. For full details of your rights please visit our website at www.sholland.gov.uk. Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.

