

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H06-1292-25 **Applicant:** Mrs K Doubleday-Collishaw

Proposal: Erection of Agricultural Dwelling - outline approval H06-0101-24

Location: Land At Green Lane Holbech St Johns Spalding

Terminal Date: 31st March 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
31	Climate Change and Renewable and Low Carbon Energy
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 and sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
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

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

SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

The proposal seeks approval of reserved matters pursuant to outline planning permission H06-0101-24, in relation to the erection of an agricultural dwelling. All matters were reserved - see history below.

Proposed is a large 4 bedroom house of a traditional design, brick built using Old Farmhouse brick, with a slate roof and sliding sash windows.

Initially proposed was a garage and car port to the front of the plot on the left hand side of the driveway. These were removed following concerns in respect of their impact on the street scene.

To the front of the site is a hardstanding area to be used for parking and turning. Between it and the road hedge planting is proposed.

The application red line and site plan define the extent of the curtilage of the proposed dwelling setting out where the garden and patio areas are to be. A 1.2m high post and rail fence would mark the boundary.

As per the requirements of the Outline approval, details of the proposed hedge are given. It is to include: Blackthorn Prunus Spinosa, Wild Cherry Prunus Avium, Elder Sambucas Nigra, Dogwood Cornus Sanguinea, Hawthorn Crataegus Monogyna & Holly Ilex Aquifolium C3 pot size, planting size 30cm, planting to be species clusters of 3 or 5 at random intervals along hedge for all species.

The landscaping notes confirm that all planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Site Description

The site is located in the countryside, on the north-western side of Green Lane, Holbeach St Johns. The land is very flat and is currently used as grazing land.

Access to the site is off Green Lane. The nearest properties include a bungalow (Green Lane Lodge) to the south-west and "The Paddocks" to the south off Old Fen Dike. Jekyll's Farm is situated approximately 150 metres to the west, including livestock buildings.

The site is within Flood Zone 3 as identified by the Environment Agency's flood risk maps.

History

H06-0101-24. Outline planning approval for the erection of an agricultural worker's dwelling.

The Outline approval was subject to 12 conditions.

These were:

1. Time Limit
2. Reference to plans and documents.
3. Reserved matters to be submitted. These are: layout; scale; external appearance (inc schedule of materials); means of access; and landscaping (including boundary treatments).
4. Landscaping scheme to accompany reserved matters application. Scheme to include tree planting; the number of and type of species; heights and positions of trees; post-planting maintenance and replacement.
5. Boundary Treatments details to accompany reserved matters application. Details to include fencing levels, heights and materials, and details of the size and species of any hedging.
6. Occupation restriction to agricultural or forestry workers or their spouse or dependents.
7. Adherence to flood risk mitigation measure, inc floor levels set at 300mm.
8. Details of foul and surface water disposal to separate systems prior to development taking place.
9. Scheme of archaeological investigation to be submitted prior to development taking place.
10. Notification to the County Archaeologist of commencement of archaeological work.
11. A copy of the final archaeological report to be submitted.
12. Submission of a Biodiversity Net Gain Plan prior to development taking place.

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

National Grid Electricity Distribution, formerly Western Power Distribution

Please note the 11kv OH cable across the front entrance can not be shrouded during the development

Gedney Parish Council: - No objections

South Holland Internal Drainage Board:

The applicant has not identified a surface water drainage strategy for the site within their application. If the applicant proposes to discharge surface water to a watercourse, consent would be required under Byelaw 3.

The Board recommend that any discharge is in line with the National standards for sustainable drainage

systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher.

The applicant has also not indicated how they propose to dispose of foul water from the development. If the applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3.

Lincolnshire County Council - Historic Environment Team:

Reiterate our previous comments dated 21/03/2024 in relation to outline application H06- 0101-24.

Environmental Protection: -No comments.

Lincolnshire County Council - Highways and SUDS:

A note needs to be added to the proposed site plan to say that the access will be constructed to Lincolnshire County Council Specification.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Planning Considerations

Development Plan

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 adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is 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 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

As such, the main issues and considerations in this case include the following:

- Scale, Appearance and Layout;
- Impact on Residential Amenity;
- Access, Parking and Highway Safety;
- Foul and Surface Water Drainage and Flooding
- Landscaping and Biodiversity Net Gain.

These matters are assessed in turn below.

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) 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 (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this 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.

Policy 1 of the SELLP sets out that the countryside is the least sustainable option for development. However, it acknowledges that some location dependent development may be necessary. In this

regard, Part D of Policy 1 of the SELLP is applicable. It states that development will be permitted in the countryside 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.

Explanatory text accompanying the Local Plan indicates that there are types of development that require a countryside location and that they include agriculture. Agricultural dwellings may also, by exception, be justified in the countryside.

In this regard, the proposal before the Local Planning Authority is an application for the approval of reserved matters. This is pertinent to a previous grant of outline planning permission under reference H06-0101-24. The assessment of the principle of development was therefore assessed and determined under this outline approval.

This assessment concluded, in this regard, that "there is agricultural support for a proposed agricultural worker's dwelling in this location, the design and appearance of which would be determined at the reserved matters stage.

Consequently, the application complies with Part D of Policy 1 of the SELLP, paragraph 84(a) of the Framework and paragraph 010 of the Planning Practice Guidance".

Notwithstanding this, the principle of development for an agricultural worker's dwelling has been established and the current application seeks consent for the detailed design, and as such the principle of development has been established.

Scale, Appearance and Layout

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.

Development proposals should also ensure that developments 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, among other considerations.

Likewise, Policy 2 of the South East Lincolnshire Local Plan (2019) outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Furthermore, Policy 3 accords with the provisions of Section 12 of the National Planning Policy Framework (December 2024), in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

These policies accord with the provisions of the National Planning Policy Framework (December 2024) and require 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.

Proposals for new development would therefore require the aforementioned considerations to be adequately assessed and designed, including the siting, design and scale to be respectful of surrounding development and ensure that the character of the area is not compromised.

The site is located along a rural road, of single lane width. To the front boundary is a post and wire

fence and either side of the wider area, outside of the application site as shown in blue, is a line of trees on one side and a hedge on the other.

The property that is adjacent is separated by a wide garden. That property is a brick built bungalow with a gable fronted double garage.

The proposed dwelling would be relatively large, and of a formal, polite architectural style, which would make it appear somewhat urban or 'grand', unlike many agricultural worker's dwellings. However, it is of a good design and would sit centrally within this plot, maintaining the spacious rural character of the area.

There is no objection to the proposed dwelling on the basis of its scale, appearance and layout as it would not cause an adverse impact to the character or appearance of the area in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Residential Amenity

Paragraph 135 of the NPPF 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.

Policies 2 and 3 of Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The nearest properties include a bungalow (Green Lane Lodge) to the south-west and "The Paddocks" to the south off Old Fen Dike. Jekyll's Farm is situated approximately 150 metres to the west, including livestock buildings.

Given the general relationship to existing properties and the separation distances it is considered that the amenity of nearby residents would not be materially harmed in terms of overlooking, lack of privacy, noise and disturbance, etc.

As such, the proposal is considered to accord with the provisions of the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan.

Access, Parking and Highway Safety

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.

Further, Policy 36, to be read in conjunction with Appendix 6, of the South East Lincolnshire Local Plan (2019), sets out minimum vehicle parking standards and requires at least two spaces for dwellings of up to three bedrooms and three spaces for dwellings with four or more bedrooms.

A vehicular access is proposed from Green Lane. The proposal provides for adequate parking and turning. Lincolnshire County Council (as Highway Authority) have asked for a note to be made on the site plan to say that the access will be constructed to Lincolnshire County Council Specification. This has not been done so a condition is to be included on the decision notice.

The proposal would be acceptable in terms of highway safety and would therefore accord with Local Plan Policies 2, 3 and 36, and Section 9 of the NPPF.

Foul and Surface Water Drainage and Flooding

It is noted that no details of surface water drainage and foul water disposal have been provided as part of this application. The IDB have provided advice as to what consents are needed. The Outline planning approval contains a condition requiring full details of the proposed means of foul and surface water disposal - to separate systems, to be provided prior to works beyond oversite.

The site lies in Flood Zone 3. A Flood Risk Assessment was provided as part of the Outline planning application. The officer report concluded that the proposal met the sequential, and on balance the exceptions test. A condition was imposed requiring development to be carried out in accordance with the measures in the Flood Risk Assessment. This included having finished floor levels 300mm above existing ground level and flood resilient construction up to 300mm above FFL.

These conditions apply equally to this application.

Landscaping and Biodiversity Net Gain

The outline application was submitted prior to mandatory requirements for Biodiversity Net gain which requires developers to deliver a minimum of 10% Biodiversity Net Gain. Nevertheless a condition on the outline was imposed requiring details of landscaping, a Biodiversity Net Gain Plan and management plan.

Details of the landscaping were submitted with this application. As detailed above, these comprise hedging and planting within the site and is considered to be acceptable.

The Biodiversity Net Gain Plan is required by way of the submission of details, via a separate application; as such, these will still need to be discharged.

Other Matters

Of the conditions attached to the Outline approval the following conditions required details to be submitted as part of the reserved matters application:

Condition 3, the reserved matters
Condition 4, Landscaping details
Condition 5 boundary treatment.

These were all provided and are acceptable.

The remaining conditions would still need to be discharged.

Planning Balance

The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and as such conforms with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024).

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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 is considered to be in accordance with policies 1, 2, 3, 4, 28, 29, 30 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024). There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.