Christopher Kendall
Town Planning Consultant



VENTURE BUSINESS SPACE LIMITED

PROPOSED CHANGE OF USE OF EX-BELL PUBLIC HOUSE TO FALL WITHIN USE CLASS E INCLUDING PART DEMOLITION, SINGLE STOREY REAR EXTENSION & EXTERNAL WORKS INCLUDING HARD & SOFT LANSCAPING, EXTERNAL LIGHTING AND PLANT COMPOUND

THE BELL INN, 33 CHURCH STREET, PINCHBECK, SPALDING, LINOLNSHIRE, PE11 3UB

Planning Statement

1.0 Introduction

1.1 A previous application, H14-0583 – was withdrawn prior to determination.

1.2 The applicants are submitting two applications for a site which has one extant permission.

1.3 The extant permission was for the conversion of the former public house to flats and the erection of new dwellings.

1.4 That part relating to the new dwellings will be dealt with by the accompanying S73 application. The permission relating to the flats will remain in place but in reality will not take place if the retail application is approved. The new full application, the subject of this statement, relates only to the former public house.

1.5 Had S73B of the Act been brought into force everything could have been dealt with via one application.

2.0 Planning History

2.1 In April 2023 permission was granted for "Conversion of the ex-Bell Public House into five flats and the development of nine detached bungalows to the rear" (H14-0219-22). The development does not appear to have been commenced.

2.2 A S106 agreement was entered into which provided for 4 affordable houses.

2.3 Recent applications for an amendment to the extant permission and change of use of the former pub to retail were withdrawn.

3.0 Development Plan

3.1 The development plan is the South East Lincolnshire Local Plan - Adopted: March 2019. The following policies have previously been considered to be relevant. They are set out in full in Appendix A.

01 Spatial Strategy
02 Development Management
03 Design of New Development
04 Approach to Flood Risk
06 Developer Contributions
10 Meeting Assessed Housing Requirements
17 Providing a Mix of Housing
29 The Historic Environment
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

3.2 As this scheme involves retail development, policy 24 is relevant;

24 Retail
C. Outside the retail hierarchy
Outside the retail hierarchy, individual local shops and small neighbourhood clusters of them within a settlement boundary, which meet the day-to-day needs of nearby residents, will be promoted. Wherever possible such new uses should be located in close proximity to each other, unless serving very local catchments e.g. corner shops.

The vitality and viability of centres in the retail hierarchy will be maintained and enhanced. Proposals for retail use outside the Primary Shopping Areas as identified on the Policies Map, or for other main town centre uses, outside

the town centre boundaries and where not provided for under Policy 27, will be required to demonstrate their suitability through a sequential test in line with the National Planning Policy Framework9.

In addition, and other than for provision under Policy 27, a robust assessment of impact on nearby town centres will be required for any retail proposal that:

1. provides a retail floor space of 500sqm (net) or more outside Boston town centre boundary (but within Boston Borough); and
2. provides a retail floor space of 250sqm (net) or more outside Spalding town centre boundary and the District and Local Centres (for Kirton within Boston Borough and for all other town centres within South Holland District).

If planning permission is granted for retail development in an out-of-centre or edge-of-centre location (as defined by national policy9), the range of goods sold may be restricted either through planning conditions or legal agreement.

6.2.10 Therefore, the impact of proposed new town centre uses on the vitality of existing town centres and planned measures to improve them must be fully considered. In line with national planning policy9, proposals for retail development outside the Primary Shopping Areas (unless justified by Policy 27: Additional Retail Provision), and for other main town centre uses, outside the town centre boundaries should first be assessed through a sequential test.

6.2.11 Additionally, for retail development, an impact assessment may be required (unless justified by Policy 27: Additional Retail Provision); the Town Centres and Retail Capacity Study (2013)19 identifies that the small scale of many centres in South East Lincolnshire means that impact assessments will be required for proposals over 250m2 (net) sales floor space where they are not in Spalding or the District and Local Centres. In Boston, a slightly higher threshold of 500m2 is identified to reflect the size and function of the existing town centre16. The impact assessment should apply to the Local Authority area within which the town centre is situated. These thresholds will help protect the town centres from medium and large out-of-centre food stores and other shops which could have significant impacts. Proposals which will have a significant negative impact on the vitality and viability of town centres will not be supported.

3.3 Policy 27 is also relevant;

C. Other Local Shops and Town Centre Uses

Individual local shops, leisure uses and services and small neighbourhood clusters of them which meet the day-to-day needs of nearby residents, without the need to use a car, will be protected. Proposed new shops in such circumstances, will be limited to a maximum 100 sqm (net) floor space, unless a qualitative need to remedy a geographical deficiency in the distribution of food shopping can be demonstrated, in which case units up to 500 sqm (net) floor space will be permitted. Extensions which would take existing local shops up to these sizes to improve their viability will be permitted, subject to the same demonstration of geographical deficiency for proposals over 100 sqm.

3.4 Policy S1 identifies Pinchbeck as a main service centre;

2. Main Service Centres

Pinchbeck

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 site is within the development limits.

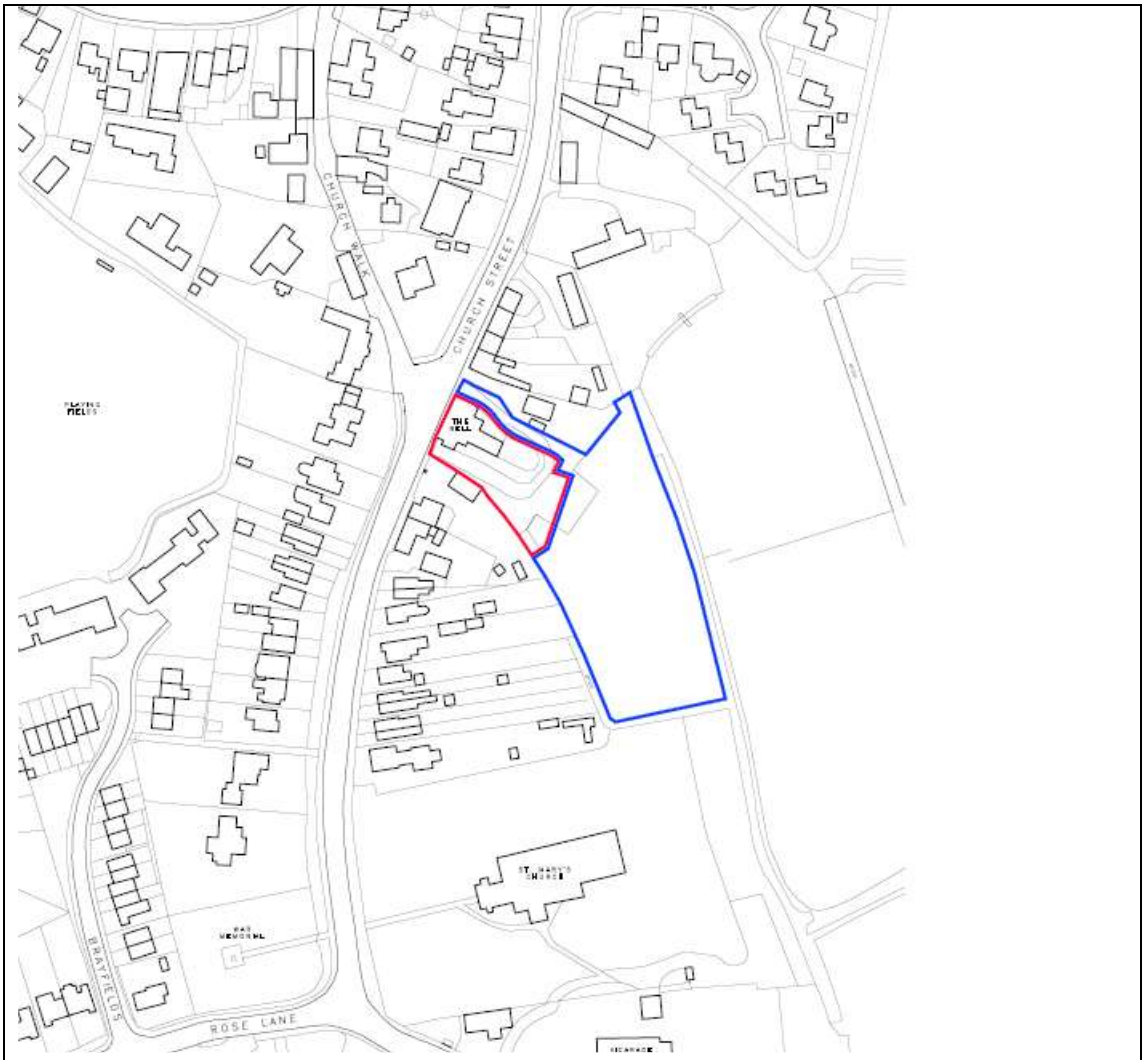
4.0 National Policies

4.1 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.

4.2 NPPF also has advice on retail development and this is referred to in the accompanying retail assessment,

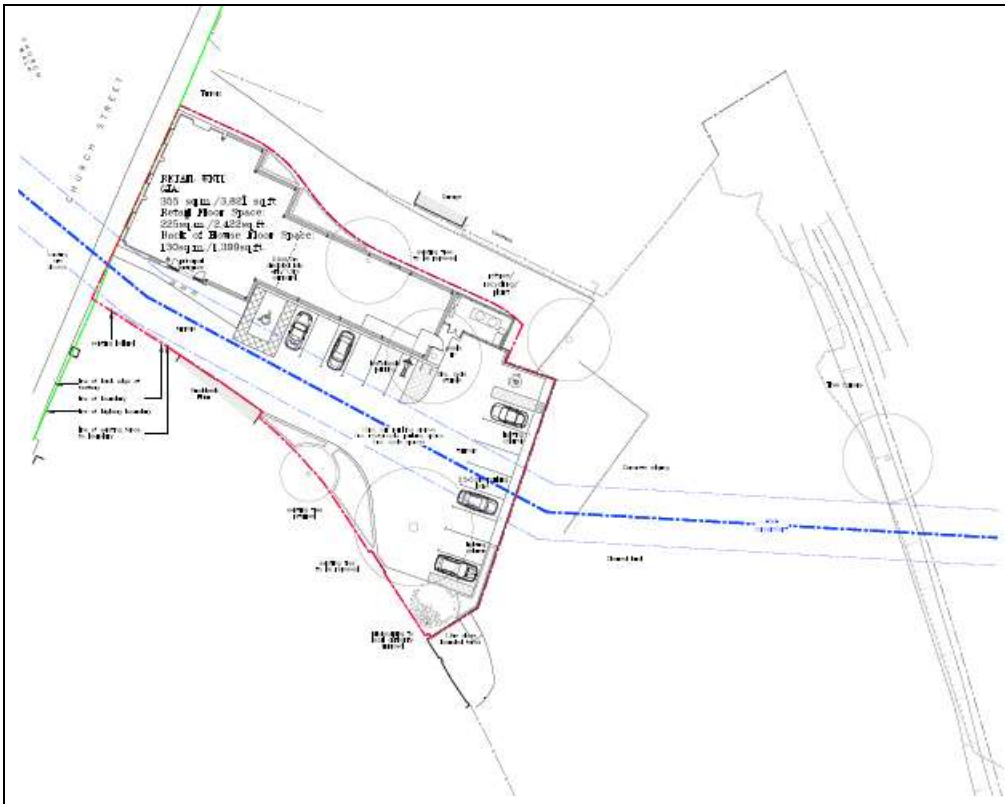
5.0 The Scheme

5.1

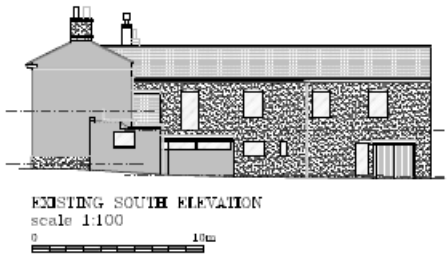


Location plan

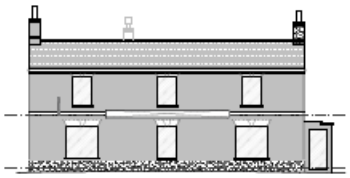
The blue strip to the north is to be used as the access to the residential development.



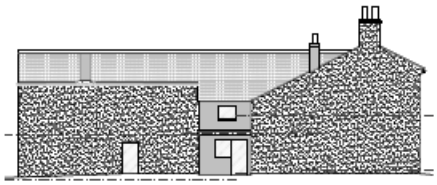
The proposed site layout



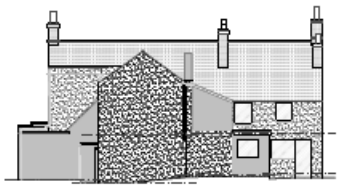
EXISTING SOUTH ELEVATION
scale 1:100



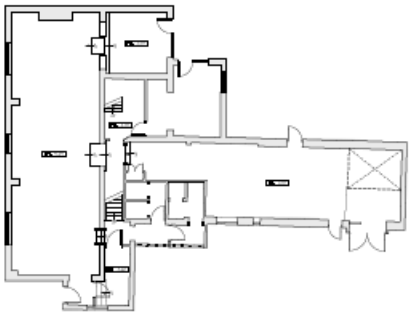
WEST ELEVATION



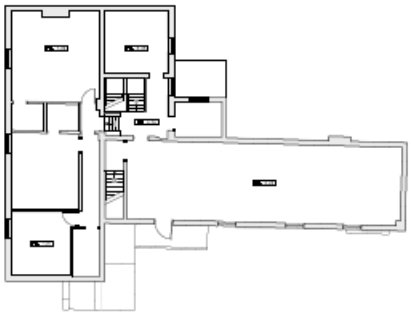
EAST ELEVATION



NORTH ELEVATION

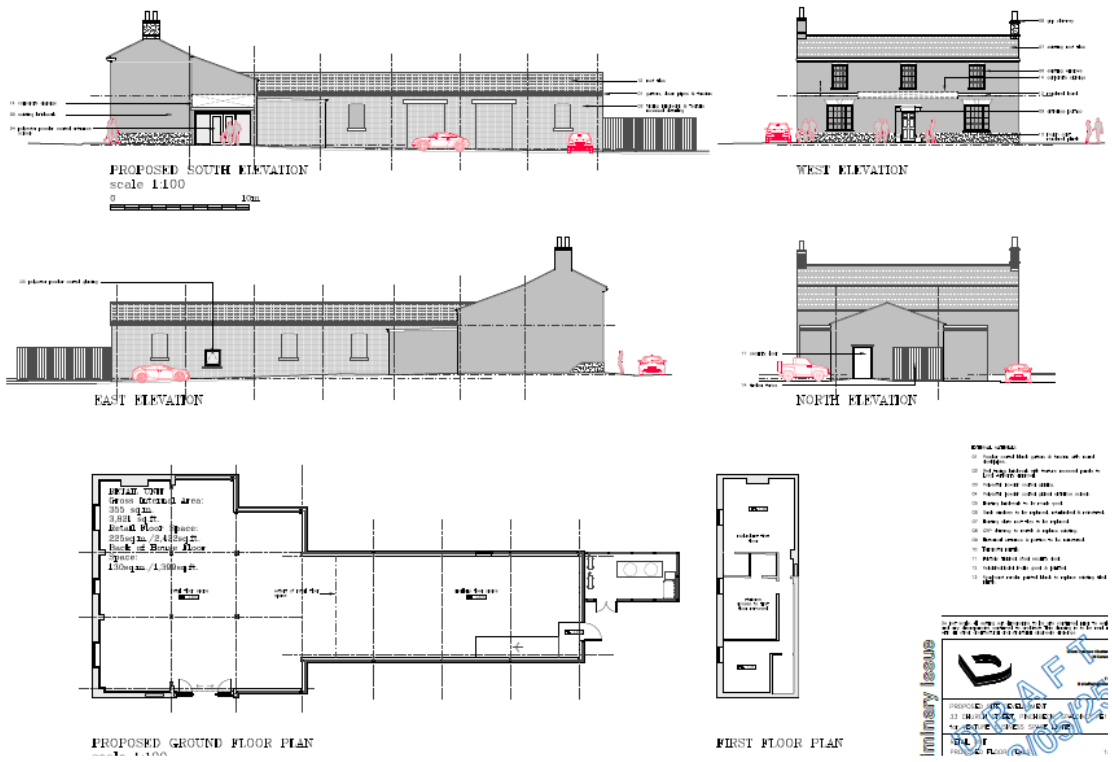


EXISTING GROUND FLOOR PLAN
scale 1:100



FIRST FLOOR PLAN

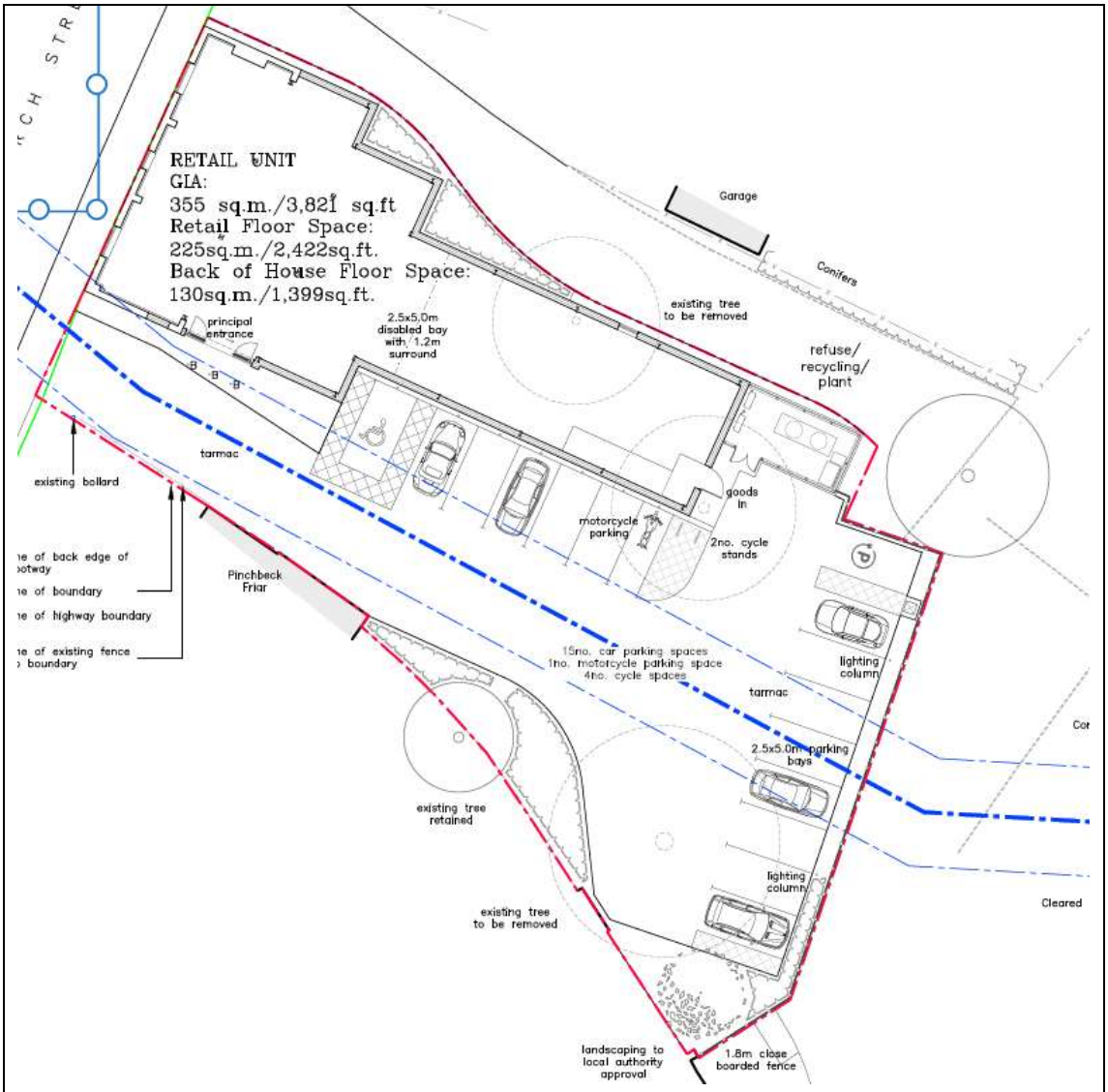
Existing plan and elevations



The proposal retains the front elevation and roof of the main building.

The two storey rear extension will be demolished and replaced by a single storey extension.

The white paint will be removed from the front elevation revealing the original bricks.



The development includes 15 car parking spaces of which one will be disabled and one electric. There will be two cycle stands and one motor cycle parking space.

5.2 The existing public house and outbuildings have a floor area of 417 sq m. As a result of the demolition and rebuilding this will reduce to 355 sqm.

5.3 The staircase to the first floor will be removed and apart from a loft access hatch for maintenance purposes, the first floor will be inaccessible and unused.

5.4 The ground floor will provide 225 sq m of tradeable floorspace.

5.5 The building will be operated as a convenience store, within Class E of the Use Classes order.

5.6 It is expected that it will open 7 days a week, from 0600 to 2300.

6.0 Heritage issues

6.1 A Heritage Statement is submitted. This concludes;

> 13.1 We hope to have demonstrated that the conversion and adaptive reuse of the former pub building is respectful and will ensure its long-term future, thereby enhancing its contribution to the streetscene and wider conservation area. Also, that the application site has the capacity to accommodate appropriately scaled new development.
>
> 13.2 The redevelopment of the building, as proposed, would also preserve and enhance the setting of the conservation area which is in accord Step 4 of the GPA 3 'to maximise enhancement and minimise harm to the setting of heritage assets'.
>
> 13.3 In addition to this, what limited impact there may be because of the proposals will be compensated for by mitigation measures which include rebuilding with high-quality materials, appropriate massing, architectural detailing and additional structure planting and, overarching all of this, a coherent and well-ordered estate layout.
>
> 13.4 The potential impact on the conservation area is judged to be medium beneficial. This is defined as 'the alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate the significance values'. This is clearly in accord with both National and local policy, particularly paragraphs 210c and 219 of the NPPF which encourages new development in conservation areas.
>
> 13.5 The magnitude of the overall visual impact of the estate development on the setting of the church is judged to be low beneficial. This is defined 'as the alterations enhance to a minor extent of the heritage asset or the ability to appreciate its significance values'.
>
> 13.6 No other built heritage assets (designated or non-designated) are judged to be affected by the proposals.

6.2 In response to the previous application the Conservation officer said;

> Thank you for consulting us on this application.
>
> It is noted that the applicant has provided an assessment of the historic environment potential of the site, as outlined in the NPPF (paragraph 207).

The submitted Heritage Impact Assessment and Desk based Assessment confirms that the proposed development is in an area of medieval and post medieval archaeological potential.

The application includes a detailed report on the building's significance by Jonathan Biggadike. This has also demonstrated that internally the inn's historic features and character have been heavily altered with little of significance surviving. The rear demolition affects low-significance fabric only. Therefore, we would recommend that no further historic building recording should be required in association with the present applications, as the report already produced is sufficient as a record of the inn.

The proposed development comprises: 'Proposed change of use of ex-Bell public house to fall within Use Class E including part demolition, single storey rear extension and external works including hard and soft landscaping, external lighting and plant compound.' 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 approach of archaeological investigation and mitigation work. This will initially comprise but may not be limited to a geophysics survey and archaeological trial trench evaluation of the site which should aim to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development as noted above and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation. This will enable any remaining archaeology which currently survives on this site to be properly assessed and recorded prior to their 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). With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works. It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.

Finally, considering the proposal is within a Conservation Area and the significance of the affected building, the SHDC Conservation Officer must be consulted before a decision is made in relation to any potential direct or indirect (setting) impact.

The applicants would not object to an “archaeology” condition. There is no evidence that the SHDC Conservation Officer made any comments on the application.

7.0 Flood Risk and Drainage

7.1 The site is in Flood Zone 3. The application is accompanied by a Flood Risk Assessment.

7.2 NPPF advises;

> 176. Applications for some minor development and changes of use (62) should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
>
> (62) This includes householder development, small non-residential extensions (with a footprint of less than 250m2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

7.3 The previously approved scheme involved sleeping accommodation on the ground floor. This does not involve any residential accommodation and is therefore preferable.

8.0 Ecology

8.1 An ecology report is submitted. This does not indicate any ecological issues as a result of the works to the former public house.

9.0 Transport

9.1 A TS is submitted. This discusses potential traffic generation, servicing and parking. It concludes that the development will not have a harmful effect on the highway network.

9.2 The appeal decision APP/W0530/W/21/3282482 Land at West Street, Comberton, Cambridgeshire CB23 7DS involved a convenience store of approximately the same size as this in what appears to have been a similar location. There were highway issues. The Inspector said;

> 8. In the present case, Comberton is a medium-sized village, with a population said to be in the region of 2,500, and with further development planned. The appeal proposal is for a retail unit with a gross floorspace of around 400 sqm, and a net retail sales space of just over 250 sq m. In the context of modern food retailing patterns, this seems to me a fairly modest size, reasonably well related to the likely requirements of Comberton itself and the immediately surrounding villages. In the evidence before me, there is no suggestion that a unit of this size would draw trade from beyond this local catchment area, or that it would need to do so. In the absence of any other evidence therefore, I see no reason to doubt that the proposed development would be appropriate to the location, in terms of its scale and position in the local retail hierarchy.
>
> 9. The appeal site is not in the village centre, where there is an existing small Costcutter supermarket and a butcher's shop, nor is it close to any other existing shops. However, the site is directly opposite the Comberton Village College, which is a large secondary school and sixth-form college, serving a wide area and incorporating a range of general community uses, including a public library, a sports and leisure centre, a squash club, and an arts centre. As such, this is a well-frequented location, which attracts significant numbers of people throughout the day and evening, with consequent potential for linked trips. In addition, the appeal site is within easy walking distance of at least half of the village's residents. In the context of the particular settlement, this seems to me an acceptable location for the development now proposed.

This supports the comments made in the TS.

10.0 Lighting

10.1 A detailed lighting scheme has been prepared. This shows that the site can be adequately lit without causing harm to the amenity of the surrounding area.





11.0 Discussion

11.1 Policy 24 deals with retail development. A retail impact assessment and sequential test is submitted. This demonstrates compliance with national and local policies.

11.2 Previously Environmental Protection said;

> Prior to commencement provide details of plant room noise attenuation measures. Provide details of demolition and construction measures to protect amenity of nearby properties

The applicants would accept suitable conditions.

11.3 Environmental Protection also said;

> Following review of Shields Wilson Limited ground investigation report, Ref: 25-229-REP-01, Dated: 18/12/25. I have no comments to make regarding land contamination.

11.4 This comment is welcomed.

11.5 Previously the Highway officer made some interim comments. These have been addressed in the amended TS.

11.6 The current submission overcomes the previously expressed concerns,

12.0 Conditions

12.1 The application proposes a retail unit which would be within Class E of the Use Classes Order. S55 of the Act makes it clear that changing uses within a use class is not a material change of use and therefore not development. However, as Class E is

very wide ranging the Council could, if it wished and had good reason, prevent changes to other uses within Class E.

Christopher Kendall (Dip T.P. M.R.T.P.I.)
Chartered Town Planner

14 October 2025

Appendix A – Policies

01 Spatial Strategy
2. Main Service Centres
(Includes) Pinchbeck
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.

02 Development Management
Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. 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;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

03 Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop

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frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;

11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

04 Approach to Flood Risk

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development1 or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.

3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:

a. demonstrate that the vulnerability of the proposed use is compatible with the flood zone;

b. identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;

c. propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;

d. include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;

e. incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);

f. demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;
g. demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
h. ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.
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.
Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self- contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.
Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1st November in any one year and the 14th March in the succeeding year.
No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.
Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

06 Developer Contributions

Developments of 11 or more dwellings, or which have a combined gross floorspace of more than 1,000 sqm, or non-residential development of 1,000sqm gross floorspace or more will be expected to mitigate their impacts upon infrastructure, services and the environment to ensure that such developments are acceptable in planning terms. The Local Planning

Authorities will not accept any proposals that artificially reduce capacity or floorspace to circumvent the proper operation of this policy.

Developer contributions will only be sought when they meet the tests set out in paragraph 56 of the NPPF9, or any successor.

Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure and services required by the development, either alone or cumulatively with other developments. Contributions will be determined having regard to:

• the identified needs generated by the proposed development;

• the viability of the proposed development; and

• the priorities attached to meeting individual local and strategic infrastructure and service requirements.

Contributions will be secured through section 106 (legal) agreements. Developer contributions will also be subject to the criteria set out in the Community Infrastructure Regulations (2010) 122 and 123 (or any successors) which require any financial contribution or contributions in kind towards infrastructure to meet a number of criteria.

Developer contributions relating to the provision of:

• affordable housing will be made in accordance with Local Plan Policy 18: Affordable Housing;

• transport infrastructure will be made in accordance with Local Plan Policy 33: Delivering a More Sustainable Transport Network, and where appropriate:

o Policy 13: South-West Quadrant Sustainable Urban Extension;

o Policy 14: South of the North Forty Foot Sustainable Urban Extension;

o Policy 15: Vernatts Sustainable Urban Extension;

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o Policy 16: Holbeach West Sustainable Urban Extension;

o Policy 34: Delivering the Boston Distributor Road; and

o Policy 35: Delivering the Spalding Transport Strategy;

• education facilities will be made in accordance with the requirements set out in Appendix 8: Developer Contributions for Education Facilities;

• health facilities will be made in accordance with the requirements set out in Appendix 9: Developer Contributions for Health Facilities; and

• sport facilities, recreational open space and other green infrastructure will be made in accordance with Local Plan Policy 32: Community, Health and Well-being.

In addition, the provision of developer contributions should be in accordance with the relevant requirements of:

• The proposed Developer Contributions Supplementary Planning Document (SPD) and each Local Planning Authority's Developer Contributions Prioritisation Framework (or successor);
• the South East Lincolnshire Infrastructure Delivery Plan (IDP)5, and
• a Community Infrastructure Levy (CIL) charging schedule, if considered appropriate in the long-term.

10 Meeting Assessed Housing Requirements

Provision will be made for a net increase of at least 19,425 dwellings in South East Lincolnshire. By Local Authority area over the Local Plan period (2011-2036) this is:
Boston Borough: 7,744 at 310 per annum
South Holland: 11,681 at 467 per annum

17 Providing a Mix of Housing

The provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs.
A growing ageing population with the increasing likelihood of mobility and disability needs to be met also make up over 10% of housing needs over the Plan period and these should be met through provision of homes capable of adaption and also through specialist care home provision. With a decreasing ability to access everyday facilities independently and an increasing need for healthcare, specialist care home provision should be located in the most sustainable settlements e.g. Sub-Regional Centres and Main Service Centres.
The Local Plan will also seek to meet the housing needs of non travelling Gypsy and Traveller households and also custom and self builders as they may come forward.

Policy 18: Affordable Housing

In South East Lincolnshire the following need for affordable housing has been identified:
A. In Boston Borough about 263 new affordable dwellings per annum, equating to over 80% of the overall annual housing need; and
B. In South Holland about 282 new affordable dwellings per annum, equating to about 60% of the overall annual housing need.
The affordable housing need will be sought on:
1. market housing sites of 11 or more dwellings (or residential developments with an internal floor area of 1,000sqm or more with a requirement of:

i. about 20% being affordable housing on sites in Boston Borough; and
ii. about 25% being affordable housing on sites in South Holland;
2. sites proposed by developers specifically for affordable housing; and
3. Rural Exceptions Sites.

The proportion of affordable housing that can be provided on market housing sites may vary according to the site specific considerations such as viability, other infrastructure requirements and the type of affordable housing need to be met. The following provision will be sought in each Local Planning Area:

4. on sites in Boston Borough a mix of about 75% affordable for rent and about 25% intermediate housing for sale; and
5. on sites in South Holland District a mix of about 70% affordable for rent and about 30% intermediate housing for sale.

Affordable for rent may include social rented, affordable rented or intermediate rented and intermediate housing for sale may include shared ownership, shared equity and starter homes depending on the identified need.

On site provision will be required. Where circumstances relating to the delivery of affordable housing make it impractical to deliver the affordable housing on site, developers will provide sound evidence to the Local Authority why on site provision cannot be achieved. Where such evidence is accepted by the Local Authority the developer will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere. In Boston Borough this will be elsewhere in the sub area in which the site is located (either: Boston, North/East Parishes or South/West Parishes). In South Holland elsewhere is anywhere within the District.

As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Market Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites.

24 Retail

C. Outside the retail hierarchy

Outside the retail hierarchy, individual local shops and small neighbourhood clusters of them within a settlement boundary, which meet the day-to-day needs of nearby residents, will be

promoted. Wherever possible such new uses should be located in close proximity to each other, unless serving very local catchments e.g. corner shops.

29 The Historic Environment

Policy 29: The Historic Environment

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

• The historic archaeological and drainage landscape of the Fens;

• The distinctive character of South East Lincolnshire market towns and villages;

• The dominance within the landscape of church towers, spires and historic windmills;

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.

A. Listed Buildings

1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy9.

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3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

B. Conservation Areas

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.
C. Archaeology and Scheduled Monuments
1. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.
2. Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.
3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.
4. Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted
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by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.
5. Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.
D. Registered Parks and Gardens
Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.
E. Enabling Development

Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:-

1. it will not materially harm the heritage values of a heritage asset or its setting;
2. it avoids detrimental fragmentation of management of the heritage asset:
3. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
4. it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid
5. sufficient subsidy is not available from any other source;
6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and
7. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy

F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments7 and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal;

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2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

36 Vehicle and Cycle Parking

Policy 36: Vehicle and Cycle Parking

All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out in 1-4 below.

Parking for residents, employees and visitors should be integral to the design and form of all new development, and should ensure that:

1. parking spaces are fit for their intended use in terms of size and design;
2. for major residential development:

a. a balanced provision of allocated and communal parking is provided, overlooked and accessible to the development it serves;

b. off-curtilage parking is designed to maximise levels of security and safety for vehicles, drivers and pedestrians; and

c. a secure, covered, convenient space to store at least two bicycles is provided within each residential plot; in the case of flatted developments this may be provided as a communal facility within the curtilage of the building containing the flats;

3. for major non-residential development:

a. secure, covered, convenient storage for bicycles for employees should be provided close to an entrance to the building. Changing and shower facilities should be provided where possible;

b. secure, covered bicycle storage for visitors are located close to the main entrance to the building;

c. where more than 50 parking spaces are provided, at least one double electric vehicle charge point will be required (2 spaces). For each additional 50 parking spaces, one double charging point should be provided up to a maximum of three (6 spaces); and

4. parking is well-integrated within the townscape or landscape, through an appropriate use of materials and landscaping;

Innovative solutions to vehicle-parking provision including shared spaces (where the location and patterns of use permit), and the incorporation of measures such as car clubs, will be supported.

An adequate supply of safe, secure and convenient public parking for vehicles

APPENDIX 6 Parking Standards

Houses

Within the curtilage:

• 2 spaces for dwellings with up to 3 bedrooms

• 3 spaces for dwellings with 4 or more bedrooms

A garage can count as one space if it is 2.6m x 5.6m internal width, with an additional 1m at the end to park cycles

Where it can be justified by the character and location of the site the standards may be relaxed for one bedroom dwellings, including flats to one garage or parking space per unit and 1 additional space per 3 units for visitors.

Convenience retail

1 space per 14m2