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VENTURE BUSINESS SPACE LIMITED

CONVERSION OF THE EX-BELL PUBLIC HOUSE INTO FIVE FLATS AND THE DEVELOPMENT OF NINE DETACHED BUNGALOWS TO THE REAR

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

**(PREVIOUS PLANNING APPROVAL Ref: H14-0219-22 THE BELL INN, 33 CHURCH
STREET, PINCHBECK, SPALDING, LINOLNSHIRE, PE11 3UB)**

Planning Statement

1.0 Introduction

- 1.1 The applicants are submitting two applications for a site which has one extant permission.
- 1.2 The extant permission was for the conversion of the former public house to flats and the erection of new dwellings.
- 1.3 That part relating to the new dwellings is to be dealt with by this 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. This is discussed in section 10 below. The new full application relates only to the former public house.
- 1.4 Had S73B of the Act been brought into force everything could have been dealt with via one application.
- 1.5 A S73 application results in a new permission. However, the Act specifically prevents S73 being used to extend the period for commencement. In the event that this application is approved the commencement date will be 06 April 2026.

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- 1.6 Since April 2025 different fees have applied for major and non-major S73 applications. The determining factor is the nature of the original permission.
- 1.7 The Procedure Order defines a major application as;
- “major development” means development involving any one or more of the following—
- (a) the winning and working of minerals or the use of land for mineral-working deposits;
 - (b) waste development;
 - (c) the provision of dwellinghouses where—
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
 - (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - (e) development carried out on a site having an area of 1 hectare or more;
- 1.8 As the development involves the provision of 10 or more dwellings (14 in this case) the original application would have been a major and so the higher fee (£2,000) is payable for a S73 application.

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2.0 Planning History

- 2.1 On the 6th 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 The S106 agreement remains in force in the event of a S73 application.

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

4.0 National Policies

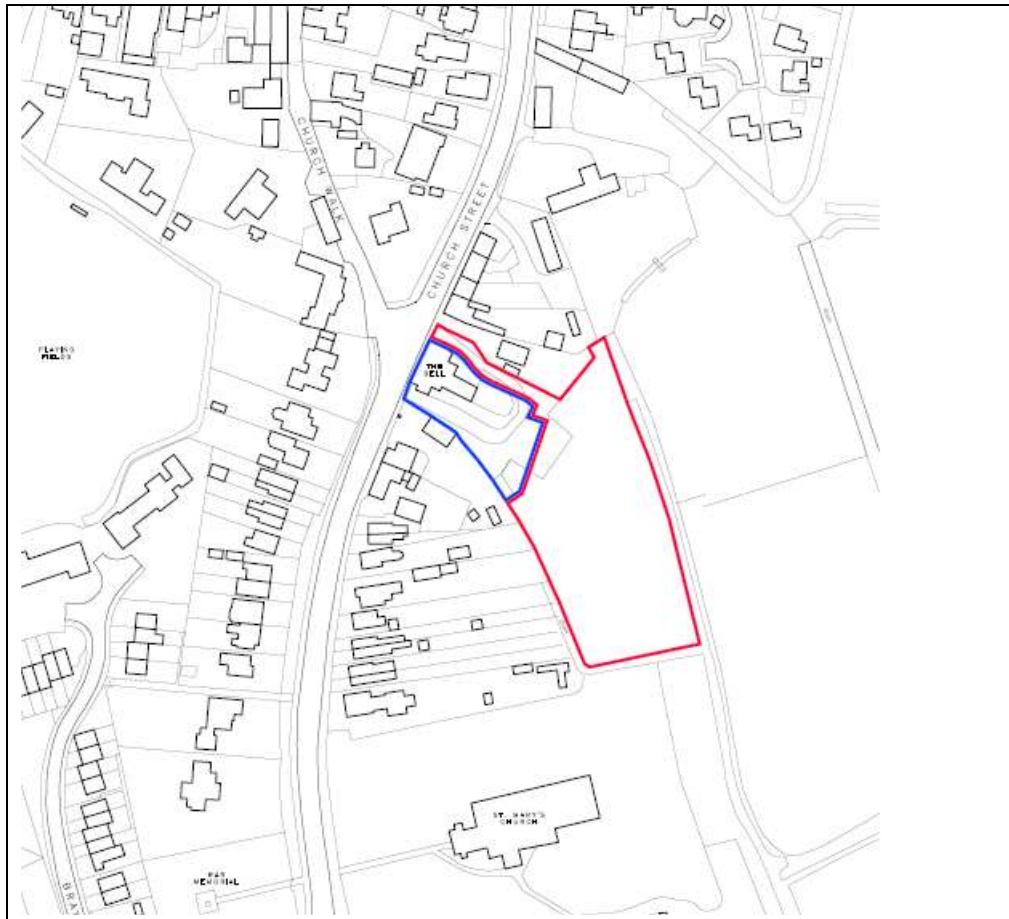
- 4.1 39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that 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.

5.0 The Scheme

- 5.1

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Location plan

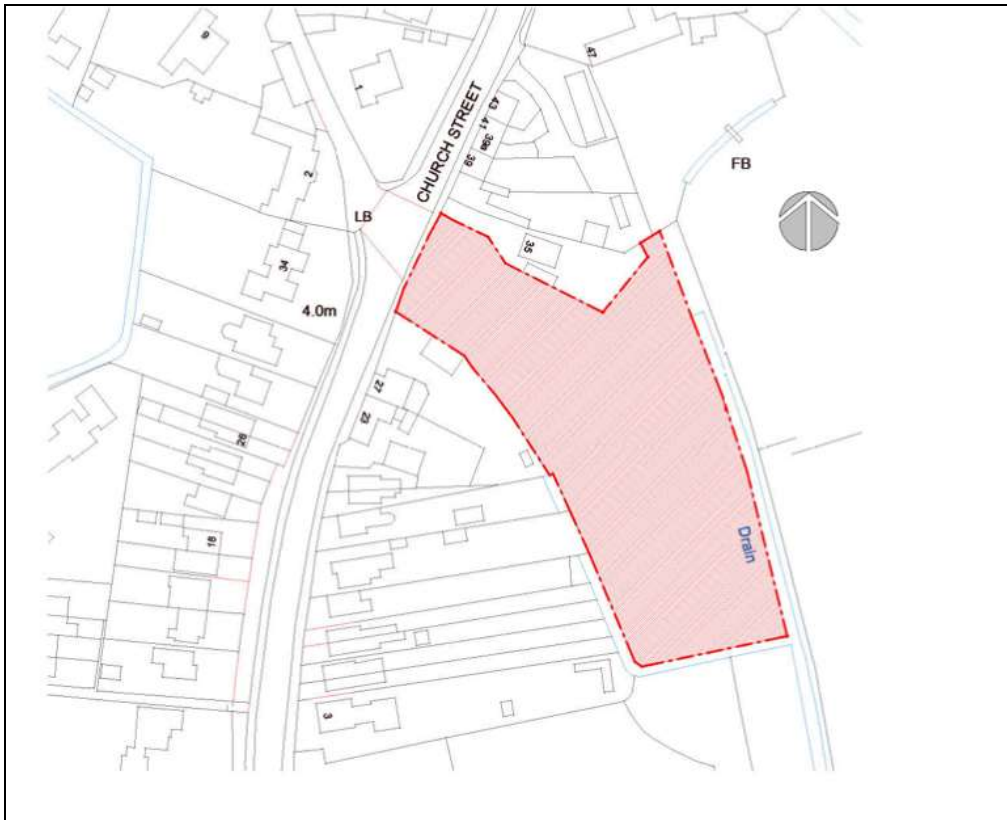
A red line location plan is not necessary for a S73 application. Nevertheless one is submitted in a spirit of helpfulness.

The blue area is currently within the extant planning permission but a separate application is being submitted for that land.

The location plan for the original permission is shown below. The new application site is within that red line.

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Approved master layout



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previously approved, and the new access. These changes do not raise new heritage issues and a heritage statement is not necessary.

6.0 Flood Risk and Drainage

- 6.1 The site is in Flood Zone 3. The application is accompanied by a Flood Risk Assessment.
- 6.2 The previous scheme involved 7 single storey dwellings and 2 two storey. This current scheme only proposes single storey. The change to one dwelling does not introduce new flood risk considerations.
- 6.3 As this is a S73 application it is not necessary to address the sequential test.
- 6.4 The drainage principles have been previously established and a layout approved. This will need adjustment to take account of the revised access. Drainage details could be required by a condition.

7.0 Ecology

- 7.1 An ecology report was previously submitted. This did not indicate any ecological issues.
- 7.2 A previously imposed condition about ecology should be retained.
- 7.3 As this is a S73 application, BNG does not need to be addressed.

10.0 Discussion

- 10.1 As already stated this is a S73 application. The principle of the development does not need to be addressed, merely the changes.
- 10.2 The most significant change is the means of access. The original scheme proposed serving the flats and the new dwellings from an access on the south side of the Bell.
- 10.3 That part of the site is now required as part of the retail unit and it would not be practical to have a residential estate road running through the car park / service yard.
- 10.4 There is an existing access on the north side of the building and it is proposed to use this as the access to the dwellings.

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- 10.5 Although there are buildings on the back edge of the footpath, the path is wide and good visibility of the carriageway is possible in both directions;



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In fact visibility on the departure side is better than for the approved scheme.

- 10.6 Therefore the proposal is considered to be acceptable in terms of road safety.
- 10.7 The dwellings would be in the conservation area. However, the previously approved dwellings were also in the conservation area.
- 10.8 The site is in a flood risk area. There is no material change in this respect.
- 10.9 The previous permission was tied to a S106 agreement relating to affordable housing. The S106 continues to apply if a S73 application is approved. However, as the proposed number of units will fall below the threshold, provided the retail unit is approved. If the retail unit and S73 are approved a new S106 will be required which will cancel the first and undertake not to implement the residential conversion.
- 11.0 Conclusion
- 11.1 Planning permission has already been granted for the erection of dwellings on this site.
- 11.2 The amended details are considered to be acceptable.
- 12.0 Conditions
- 12.1 A S73 application results in a new permission. Although the application primarily concerns condition 2, the approved plans condition, approval will have a knock on-effect on other conditions. The following section addresses the conditions.

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12.2

Condition 1	<i>The development must be begun not later than the expiration of three years beginning with the date of this permission.</i> <i>Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</i>
Comment	A S73 permission cannot extend the period for commencement. The condition should be reimposed as;
Suggested revision	The development must be begun not later than the 6 April 2026. Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Condition 2	The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents: Application Form 3170-S08 3170 EB01 3170 EB02 ASC.21.567 3170 EB05 Rev A Site Levels Plan - Existing 3170-S02 Rev C 170-S03 Rev C 3170-S04 Rev C 3170-S05 Rev C 3170-S06 Rev C COTT-01 Rev A COTT-02 Rev A LANG-01 Rev A LANG-02 Rev A MAN-02 MAN-01
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	<p>OAK-02 Rev A</p> <p>OAK-01 Rev A</p> <p>BRAUN-01 Rev A</p> <p>BRAUN-02 Rev A</p> <p>EGG-01</p> <p>EGG-02</p> <p>RUT-01</p> <p>BP/21/01</p> <p>Tree Survey Details - 3170-S07 (A2) Rev C</p> <p>Tree Survey - 02/09/2021</p> <p>Desk Based Heritage Impact Assessment (Prepared by Neville Hall - August 2021)</p> <p>Heritage Impact Assessment (Prepared by Jonathan Biggadike - January 2022)</p> <p>Heritage Impact Statement 2 - Photographic Record of Defects, Vandalism & Damage (Prepared by Jonathan Biggadike - January 2022)</p> <p>Ecology & Protected Species Survey Report (Prepared by Helen Scarborough - June 2021)</p> <p>Ground Investigation Report - SW 21-199-GI-01 (Prepared by Shields Wilson - December 2021)</p> <p>Planting Schedule (Prepared by Dragonfly Building Conservation & Landscape Design Ltd - 19th January 2022)</p> <p>Planning Statement & Design & Access Statement (Prepared by Matrix Planning - February 2022)</p> <p>RUT-02</p> <p>3170-EB03 Rev B</p> <p>Flood Risk Assessment Rev A (Prepared by S M Hemmings Dated 11th April 2022)</p> <p>SW 21-199-CAL-01A</p> <p>21-199-102 Rev P2</p> <p>21-199-103 Rev P2</p>
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	21-199-110 Rev P4 21-199-111 Rev P4 3170-EB06 Rev B 3170-S01(a2) Rev F 3170-EB04 Rev B Reason: For the avoidance of doubt and in the interests of proper planning.
Comment	The list of approved plans condition should be just that. It gives the LPA a useful tool for enforcement when buildings are built other than in accord with an approved plan. A plan showing proposed works is enforceable and should be included. A planning statement will rarely contain anything which is enforceable and does not need to be included. With this in mind the approved plans condition could be
Suggested revision	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:</p> <p>8738s PAS1A site layout</p> <p>3170-S08</p> <p>3170 EB05 Rev A</p> <p>COTT-01 Rev A</p> <p>COTT-02 Rev A</p> <p>LANG-01 Rev A</p> <p>LANG-02 Rev A</p> <p>MAN-02</p> <p>MAN-01</p> <p>OAK-02 Rev A</p> <p>OAK-01 Rev A</p> <p>BRAUN-01 Rev A</p> <p>BRAUN-02 Rev A</p> <p>RUT-01</p> <p>Tree Survey Details - 3170-S07 (A2) Rev C</p> <p>Tree Survey - 02/09/2021</p> <p>Ecology & Protected Species Survey Report (Prepared by Helen Scarborough - June 2021)</p> <p>RUT-02</p> <p>Flood Risk Assessment Rev A (Prepared by S M Hemmings Dated</p>

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	<p>11th April 2022)</p> <p>3170-EB06 Rev B</p> <p>3170-EB04 Rev B</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
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Condition 3	<p><i>Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.</i></p> <p><i>Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.</i></p> <p><i>This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2021.</i></p>
Comment	<p>This condition is agreed except the reference to NPPF needs to be updated</p>
Suggested revision	<p>Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.</p> <p>Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.</p> <p>This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 16 of the National Planning Policy Framework, 2024.</p>

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Condition 4	<p><i>The scheme of landscaping and tree planting shown on dwg. no. BP/21/01 shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.</i></p> <p><i>Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.</i></p> <p><i>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</i></p>
Comment	<p>The approved landscaping scheme is based on the original layout. Although the layout is little changed the landscaping scheme will need to be amended,</p>
Suggested revision	<p>No development shall take place above Finished Floor Level on any of the plots 1-9 until a scheme of landscaping and tree planting has been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.</p> <p>Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.</p> <p>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</p>

Condition 5	<p><i>Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details</i></p>
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	<p><i>of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.</i></p> <p><i>Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.</i></p> <p><i>Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.</i></p> <p><i>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</i></p>
Comment	Retain and re-impose with minor modification
Suggested revision	<p>Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the dwelling on the relevant plot first occupied and retained thereafter.</p> <p>Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.</p> <p>Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.</p> <p>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</p>

Condition	<i>Before the commencement of the development hereby permitted</i>
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6	<p><i>beyond oversight full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.</i></p> <p><i>Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.</i></p> <p><i>Reason: To ensure that the development is able to deliver a net gain in biodiversity.</i></p> <p><i>This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2021.</i></p>
Comment	Amend so as to refer to the more commonly used “above Finished Floor Level” and update reference to NPPF
Suggested revision	<p>No development shall take place above Finished Floor Level level until details of ecological biodiversity measures have been submitted to and approved in writing by the Local Planning Authority. The measures shall be provided and retained in accordance with the details so approved.</p> <p>Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.</p> <p>Reason: To ensure that the development is able to deliver a net gain in biodiversity.</p> <p>This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, 2024.</p>

Condition	<i>A detailed scheme of construction management to minimise disturbance</i>
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7	<p>during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Church Street and residential amenity.</p> <p><i>Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</i></p> <p><i>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</i></p>
Comment	It is accepted that this needs to be a pre-commencement condition. The condition should be reimposed.
Suggested revision	<p>A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Church Street and residential amenity.</p> <p>Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</p> <p>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.</p>

Condition 8	<p><i>Notwithstanding the levels shown on Drawing No. 21-199-100 Rev P3 & 21-199-101 Rev 2 before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and</i></p>
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	<p><i>garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.</i></p> <p><i>Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.</i></p> <p><i>Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</i></p> <p><i>This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.</i></p>
Comment	<p>A condition is necessary but it does not need to delay the creation of the access. The condition can be simplified.</p>
Suggested revision	<p>Other than the formation of the access to Church Street, no other development shall take place until details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.</p> <p>Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</p> <p>This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2024.</p>

Condition	<i>The development shall be carried out in accordance with the approved</i>
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9	<p><i>Flood Risk Assessment (Prepared by S M Hemmings - 11th April 2022) and the following mitigation measures it details:</i></p> <ul style="list-style-type: none"> <i>· Finished floor levels of the bungalows shall be set no lower than 3.20 metres above Ordnance Datum (AOD) with flood resilient construction to a height of 300mm above the predicted flood depth.</i> <i>· Finished floor levels of the Public House shall remain at 4.10 metres AOD. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</i> <p><i>Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.</i></p> <p><i>This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.</i></p>
Comment	The only change would be to the reference to NPPG
Suggested revision	<p>The development shall be carried out in accordance with the approved Flood Risk Assessment (Prepared by S M Hemmings - 11th April 2022) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> · Finished floor levels of the bungalows shall be set no lower than 3.20 metres above Ordnance Datum (AOD) with flood resilient construction to a height of 300mm above the predicted flood depth. · Finished floor levels of the Public House shall remain at 4.10 metres AOD. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. <p>Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.</p> <p>This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2024.</p>

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Condition 10	<p><i>Prior to the commencement of works on site archaeological trial trench evaluation is required, because of the high potential for as yet unrecorded medieval remains to survive in this central position within the medieval settlement adjacent to the parish church. The evaluation should consist of trial trench excavation and should provide sufficient information to enable the local planning authority to make a reasoned decision regarding the potential impacts on below ground heritage assets of archaeological interest.</i></p> <p><i>Reason: For historical and archaeological interest.</i></p> <p><i>This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019, as well as Section 16 of the National Planning Policy Framework, 2021.</i></p>
Comment	<p>Full planning permission has been granted for the development and all that this application seeks is to vary the access. Trial trenching will not facilitate recording and preservation, which is what is important at this stage. The creation of the access to Church Street does not need to be delayed pending archaeological work, and in fact it would be better if the access was available for archaeological contractors. The condition should be replaced with;</p>
Suggested revision	<p>Other than the formation of the access to Church Street, no other development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Development shall be carried out in accordance with the approved details. The programme shall be carried out as approved, unless otherwise agreed in writing beforehand with the Local Planning Authority.</p> <p>Reason: For historical and archaeological interest.</p> <p>This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019, as well as Section 16 of the National Planning Policy Framework, 2024</p>

Condition	Before the commencement of the development hereby permitted
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11	<p>beyond oversight full details of the private refuse/recycling collection contractor service shall be submitted to and approved in writing by the Local Planning Authority. The approved details of the private refuse/recycling collection contractor service shall be implemented upon first occupation of any dwelling and thereafter the development shall be served in accordance with the details so approved.</p> <p>Reason: To ensure that the Local Planning Authority retains control over the method and storage of household waste on site, in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.</p> <p>This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.</p>
Comment	<p>The text of the condition and the reason for it appear to be in conflict. The reason suggests that the council wishes to be assured that household refuse can be stored in a way which does not detract from visual amenity. The following condition would be better</p>
Suggested revision	<p>No dwelling shall be occupied until provision has been made for the storage of refuse containers within the curtilage in accord with details which have been submitted to and approved in writing by the LPA.</p> <p>Reason: To ensure that the Local Planning Authority retains control over the method and storage of household waste on site, in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.</p> <p>This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.</p>

Condition 12	<p><i>The two sycamore trees and ash tree marked on Appendix 2 of Tree Survey dated 02-09-2021 to be retained, shall not be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. Should any of the trees die or authorisation be given for their removal, they shall be replaced within six months thereafter with a tree of such size and species which shall first be agreed in writing by the Local Planning Authority, such a tree will</i></p>
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	<p><i>continue to assume the protection afforded to the original under this Condition.</i></p> <p><i>Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.</i></p> <p><i>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2021.</i></p>
Comment	Retain with minor change to the text and reference to NPPF.2024
Suggested revision	<p>The two sycamore trees and ash tree marked on Appendix 2 of Tree Survey dated 02-09-2021 to be retained, shall not be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. Should either of the trees die or authorisation be given for their removal, they shall be replaced within six months thereafter with a tree of such size and species which shall first be agreed in writing by the Local Planning Authority, such a tree will continue to assume the protection afforded to the original under this Condition.</p> <p>Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.</p> <p>This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2024.</p>

Condition 13	<p><i>The two sycamore trees and ash tree marked on Appendix 2 of Tree Survey dated 02-09-2021 to be retained shall be protected during construction work as follows:</i></p> <p><i>i) Before commencement of any development, chestnut paling or similar fencing 1.5 metres in height shall be provided around the perimeter of the Root Protection Area as calculated in British Standard 5837:2012, of all trees to be retained.</i></p> <p><i>No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any</i></p>
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	<p>excavation be made nor any fires lit.</p> <p>ii) Before commencement of any development, details of the means of construction, drainage and surfacing of the access drive, including a method statement for the protection of the existing trees shall be submitted to and approved in writing by the Local Planning Authority. The access drive shall be completed in its entirety in accordance with the approved details before the dwelling is occupied.</p> <p>Note: It is advised that a 'no dig' method should be used where roadways / driveways /paths are likely to be in the Root Protection Areas. Construction should take note of the Arboricultural Advisory and Information Service publication: APN 12 Driveways Close to Trees. Tarmacadam is not an appropriate material to site near the base of trees. A cellular confinement system filled with gravel or other permeable filling is required.</p> <p>iii) Where access is essential in close proximity to the retained trees and is likely to cause soil compaction, temporary ground protection should be used.</p> <p>iv) The soil levels should not be altered around the base of the retained trees.</p> <p>Note: An increase in soil level around the base of a tree can make conditions adjacent to the trunk damp and suitable for fungal growth; it can also increase the distance for water / gaseous exchange to the tree's roots, which can be detrimental to the health of the tree.</p> <p>Reason: In the interest of preserving existing trees on site and the character of the surrounding area.</p> <p>This Condition is imposed in accordance with Section 15 of the National Planning Policy Framework, 2021.</p>
Comment	The condition only affects Plot 9

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	<p>ence to protect as much of the PA as possible at this point.</p> <p>Fence positioned 2m</p> <p>Agreed in principle but the condition would be better if written specifically in respect of the dwelling on plot 9;</p>
Suggested revision	<p>The two sycamore trees and ash tree marked on Appendix 2 of Tree Survey dated 02-09-2021 to be retained shall be protected during construction work as follows:</p> <p>i) Before commencement of any development on plot 9, chestnut paling or similar fencing 1.5 metres in height shall be provided around the perimeter of the Root Protection Area as calculated in British Standard 5837:2012, of all trees to be retained.</p> <p>No materials, equipment, site huts, fuels or other items shall be placed or stored within the area enclosed by the fencing so erected and the ground levels within that area shall not be altered, nor shall any excavation be made nor any fires lit.</p> <p>ii) The soil levels shall not be altered around the base of the retained trees.</p>

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	<p>Reason: In the interest of preserving existing trees on site and the character of the surrounding area.</p> <p>This Condition is imposed in accordance with Section 15 of the National Planning Policy Framework, 2024.</p>
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Condition 14	<p>The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.</p> <p>Reason: To protect the quality and quantity of water resources available to the district. This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.</p>
Comment	<p>As a general rule, planning powers should not be used to achieve objectives better achieved through other legislation. However, Regulation G2 cross-references to the planning permission;</p> <p><i>Water efficiency G2.</i></p> <p><i>Reasonable provision must be made by the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.</i></p> <p><i>Water efficiency of new dwellings 36.—</i></p> <p><i>(1) The potential consumption of wholesome water by persons occupying a new dwelling must not exceed the requirement in paragraph (2).</i></p> <p><i>(2) The requirement referred to in paragraph (1) is either— (a) 125 litres per person per day; or (b) in a case to which paragraph (3) applies, the optional requirement of 110 litres per person per day, as measured in either case in accordance with a methodology approved by the Secretary of State.</i></p> <p><i>(3) This paragraph applies where the planning permission under which the building work is carried out— (a) specifies the optional requirement in paragraph (2)(b); and (b) makes it a condition that that requirement</i></p>

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	<p><i>must be complied with.</i></p> <p><i>(4) In this Part, "new dwelling" does not include a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(g).</i></p> <p>Policy 31 includes;</p> <p><i>Policy 31: Climate Change and Renewable and Low Carbon Energy A. Climate Change All development proposals will be required to demonstrate that the consequences of current climate change has been addressed, minimised and mitigated by:</i></p> <p><i>3. the protection of the quality, quantity and availability of water resources, including for residential developments, complying with the Building Regulation water efficiency standard of 110 litres per person per day;</i></p> <p>There is a clear requirement for a water efficiency of 110 litres per day but this is enforceable through the Building Regulations. A planning condition cannot be dependant on compliance with other legislation. A simpler condition would be better..</p>
Suggested revision	<p>The water consumption of each dwelling hereby permitted shall not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010). Reason: To protect the quality and quantity of water resources available to the district. This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.</p>

Additional	The approved drainage scheme will need to be amended to take account of the revised access.
	Other than the formation of the access to Church Street, no other development shall take place until details of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the

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	foul and surface water drainage systems serving that dwelling have been installed in accord with the approved details.

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18 June 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.

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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.

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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

1.1.1

1 As defined in the National Planning Practice Guidance, paragraph 046 (Reference ID:7-046-20140306) 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

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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

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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:

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- 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

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- 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.

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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;

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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:

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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:

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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

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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

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