DECISION DELEGATED TO HEAD OF PLANNING
DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1286-25**	**Applicant:**	**Tawny Homes Ltd**
Proposal:	Erection of a mixed use commercial site for 11 industrial units		
Location:	Land Off Stephenson Avenue Pinchbeck Spalding		
Terminal Date:	24th July 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
28	The Natural Environment
30	Pollution
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 6 - Building a strong, competitive economy
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK	0	0	0	1

ASSESSMENT				
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	2	0
OTHER STATUTORY BODIES	2	0	0	6
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for industrial units on land off Stephenson Avenue in Pinchbeck. The submitted plans show eleven units, divided into two buildings. The larger proposed building which hosts eight units is to be located along the southern boundary of the site. The building located to the northern boundary would host three units. A new access is proposed off Stephenson Avenue with a car park area and hard standing proposed in front of the buildings.

This application has been amended to remove a proposed office block to the eastern boundary of the site.

Site Description

A grassed site located within an industrial area. It is currently accessed via the A S Whitaker and Sons site, although it has a frontage onto Stephenson Avenue. Notable features include a substation on the western boundary (outside the site) and a bund along the north-eastern boundary (within the site). The site is currently surrounded by chain link fencing.

The site is within the settlement boundary for Pinchbeck as set out in the South East Lincolnshire Local Plan (2019) as well as within the Wardentree Lane 'Main Employment Area'.

History

H14-0230-07 - Full - Proposed extension to existing workshop - Approved 13.04.2007

H14-0255-18 - Full - Proposed vehicular access - Approved 17.04.2018

H14-0402-20 - Full - Industrial building comprising of 3 No units (each with ancillary accommodation), with associated car parking, hard standing, etc - Approved 07.07.2020

H14-0897-23 - Full - Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service - Approved 01.12.2023

Consultation Responses

Initial Responses Received (Consultation period between 05th January 2026 - 26th January 2026)

Lincolnshire Police

No objections

Environment Agency

This proposal comes under cell E4 of the local flood risk standing advice and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us; please consider the proposals against the guidance of the standing advice.

SHDC Environmental Protection

No comments

Historic Environment

Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Welland & Deepings Internal Drainage Board

The use of soakaways in the first instance for surface water disposal with a controlled emergency overflow is agreeable with the Board in principle. Based on the currently submitted information of a total impermeable area of 0.159ha and a maximum flow restricted to three litres per second, this results in a development contribution of £6,436.72 payable in advance of connection. Please note that development contributions are subject to annual increase in line with RPI.

Pedals

The cycle stands shown on drawing V12.9 obstruct a doorway in an adjacent building. The application form states that parking will be provided for six bicycles, but the drawing shows only five stands. We therefore object to the application in its present form. Please consult Pedals again if the application is modified to show more appropriate provision for cycle storage and parking in accordance with the relevant policy of the Local Plan.

Pinchbeck Parish Council

No observation made.

BNG Ecologist

I have just been revieing this application and believe that we will require a full BNG application to be provided as it does not qualify for the de minimis exemption due to loss of grassland and hedgerow.

Lincolnshire Wildlife Trust

Lincolnshire Wildlife Trust wishes to place a holding objection on this application until further ecological information is provided, and the Statutory Biodiversity Metric has been used to assess biodiversity value of the site and demonstrate how a 10% gain will be achieved.

LCC Highways

Requests that the Local Planning Authority request the applicants to provide additional information.

Please can you ask the applicant to clearly show on the site layout drawing the turning provision within the site for service/delivery vehicles and a fire tender to ensure they can enter and leave in a forward gear, in the interests of highway safety.

Anglian Water

Anglian Water object to this application due to a lack of evidence confirming that the surface water hierarchy has been fully explored.

Responses Received within Re-consultation (Consultation period between 20th April 2026 - 30th April 2026)

Environment Agency

Thank you for re-consulting us on this application, on 20 April 2026. We have no further comments to make on the amended plans and refer you to our letter dated 16 January 2026 for our position on this application.

Anglian Water

Anglian Water still object to this application due to a lack of evidence confirming that the surface water hierarchy has been fully explored and no proof of existing connection to demonstrate betterment.

Lincolnshire Wildlife Trust

Lincolnshire Wildlife Trust wishes to maintain a holding objection on this development until a valid biodiversity net gain (BNG) assessment has been conducted.

Lincolnshire Fire and Rescue

Please note that Lincolnshire Fire and Rescue do not wish to make any representation in relation to the below consultation, reference H14-1286-25.

Historic Environment

Thanks for consulting us on this amendment. We reiterate our previous comments dated 23-01-26.

BNG Ecologist

Conclusion: Unfortunately, there are some issues with the BNG habitat baseline for this proposal and alterations will need to be addressed pre-determination. We will require a biodiversity gain plan to be provided pre-commencement.

Pedals

Thank you for consulting Pedals on the amendments to this application. We have no objection to the revised proposals for cycle parking. If permission is granted please impose conditions requiring the cycle parking to be implemented before the premises are first occupied, and available for use thereafter.

Welland & Deepings Internal Drainage Board

As last time, the use of soakaways in the first instance for surface water disposal with a controlled emergency overflow is agreeable in principle. It appears within the Drainage Assessment & Statement - Revised April 2026 that the total impermeable area is now 0.0936ha. So, based on a total impermeable area of 0.0936ha and a maximum flow of three litres per second, this now results in a development contribution of £6,317.33 payable in advance of connection. Please note that development contributions are subject to annual increase in line with RPI. Please also note that the development contributions payable will vary in accordance with any changes to proposed impermeable areas and flows.

LCC Highway and Lead Local Flood Authority

Recommendation: No objection

Having given due regard to the appropriate local and national planning policy guidance (in particular

the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Public Representation

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

Key Planning Considerations

The main issues and considerations in this case are (but are not limited to):

- Principle of Development and Sustainability
- Layout, Design and Impact on the Character of the Area
- Impact on Neighbouring Residents/Land Users/Land Uses
- Highway Safety and Parking
- Flooding Risk Considerations
- Foul and Surface Water Drainage
- Biodiversity

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (updated December 2024) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.

Principle of Development and Sustainability

The South East Lincolnshire Local Plan (2019) sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high-quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan (2019) sets out a spatial strategy for delivering sustainable development across South East Lincolnshire to 2036. Policy 1 (Spatial Strategy) expresses this sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order.

The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including 'Minor Service Centres', with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The application site in this instance is within Pinchbeck, a 'Main Service Centre', and lies within the defined settlement boundaries as detailed by Policy 1. In context of this, the principle development

within this location is considered to be appropriate, comprising an appropriate form of development for the location and would be in accordance with the overall principles of the spatial strategy.

Notwithstanding this, the site is within a 'Main Employment Area' as identified by Policy 7 of the Local Plan and the accompanying policies map. The site is identified within allocation SP001, Wardentree Lane Main Employment Area, which is allocated for Use Classes B1, B2 and B8.

Policy 7 of the SELLP (written before the amendments introduced within The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) states that that land within the Wardentree Lane Main Employment Area shall be protected for main employment uses in Classes B1, B2 and B8. The proposal is for the use of the site for the erection of industrial units and would therefore be in accordance with Policy 7 and is therefore acceptable in this location.

Layout, Design and Consideration of the Character and Appearance of the Area

Section 12 of the National Planning Policy Framework (December 2024) specifically relates to 'Achieving well-designed places' and details that the "creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve" and as such, it is generally accepted that good design plays a key role towards sustainable development.

Paragraph 135, contained within Section 12 of the National Planning Policy Framework (December 2024), states that new development should function well and add to the overall quality of the area (beyond the short term and over the lifetime of the development) and should be visually attractive as a result of good architecture, layout and appropriate landscaping. This goes on to establish that it is important that new development should be of the highest quality to enhance and reinforce good design characteristics, and that decisions must have regard towards the impact that the proposed development would have on local character and history, including the surrounding built environment and landscape setting such as topography, street patterns, building lines, boundary treatment and through scale and massing.

Development proposals should also ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

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

These policies accord with the provisions of the National Planning Policy Framework (December 2024) and require that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

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

The proposed industrial units are divided into two buildings. The building within the southern part of the site is proposed to contain eight units. This building measures approximately 48.25m by 12m with a maximum height of approximately 6.4m and an eves height of 5m.

The building within the northern part of the site is proposed to contain three units. The building measures approximately 26.62m by 12m, with a maximum height of approximately 6.4m and an eves height of 5m.

The proposed units are to be constructed in 0.5mm galvanised steel 32/1000 box profile steel sheeting from floor to eaves, with the roof to be constructed from 0.7mm galvanised steel 32/1000 box profile steel sheeting predominantly; with a treated membrane underside. Central sections of each unit will feature a section of clear polycarbonate or acrylic 32/1000 box profile sheeting to

facilitate natural light into each unit.

Given the location of the proposed buildings and the nature of the surrounding area it is considered that the proposal would not materially harm the existing character or appearance of the area.

Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024).

Impact on Residential Amenity/Land Users

Paragraph 135 of the National Planning Policy Framework (December 2024) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

There are no residential properties located near the application site. It is not considered likely that the proposed industrial units would have an adverse impact on residential amenity. Furthermore, the council's environmental protection team have not set out any specific concerns in terms of noise generation. As such, it is considered that the proposal would have no significant detrimental amenity impacts.

According to the submitted statement, the proposed operating hours for the units are 08:00am to 18:00pm Monday to Friday. No operating hours are proposed for Saturdays, Sundays and Bank Holidays.

It is considered appropriate to secure these operating hours via condition.

As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users, when also taking account of the conditions recommended. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).

Highway Safety and Parking

Section 9 of the National Planning Policy Framework (December 2024) specifically relates to 'Promoting sustainable transport'. Paragraph 116 of the National Planning Policy Framework (December 2024) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

In respect of highway matters, Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation. Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

The application site is located on Stephenson Avenue, within an established industrial area of Pinchbeck, adjacent to Spalding. The site benefits from excellent transport links and forms part of the wider industrial estate serving the South Holland area. The location provides strategic access to the A16 and broader regional transport network, making it highly suitable for industrial, office and a wide range of other commercial uses. The application site comprises of a rough rectangular plot suitable for industrial development within the established Stephenson Avenue industrial estate. The

site is relatively level and benefits from existing access infrastructure, making it well-suited for the proposed development.

A 6 metre Internal Circulation Road proposes an efficient layout ensuring safe movement of service vehicles, adequate turning circles for delivery vehicles, clear separation of pedestrian and vehicular routes, and emergency vehicle access compliance. Adequate provision based on local planning authority standards, anticipated employment density, mixed light industrial/office use requirements, and finally additional provision for disabled parking spaces. Appropriate provision for delivery and servicing requirements, loading/unloading activities and waste collection arrangements. Small bicycle rack proposed to be installed, demonstrating the applicant's commitment to supporting sustainable transport objectives, employee health and wellbeing and environmental objectives. The site benefits from proximity to existing bus routes, integration with established employment area, good connections to Spalding town centre, and additionally support for sustainable travel patterns. Traffic generation in the peak hours (am/pm) would see around approximately 60 daily vehicle movements as a maximum and approximately 20 van movements per day with 31no. parking spaces and cycle storage. The Transport Assessment demonstrates that the proposed development of 11 industrial units at Stephenson Avenue demonstrates that the proposed parking provision is adequate for use and will generate minimal additional transport impact upon highway safety or capacity on the wider network. Lincolnshire County Council's highways team have reviewed the proposals and have set out that they have no objections based on the proposed layout.

The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan (2019), and Section 9 of the National Planning Policy Framework (December 2024).

Flooding Considerations

Section 14 of the National Planning Policy Framework (December 2024) explains that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere".

This goes on to state, within Paragraph 172, that all plans "should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below".

Paragraph 173 of the National Planning Policy Framework (December 2024) goes on to state that "A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding", by following the steps set out within Section 14 of the National Planning Policy Framework (December 2024).

Paragraph 174 goes on to state that, "Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding", with the strategic flood risk assessment being the tool to demonstrate this.

Paragraph 175 details that "The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)".

If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in Zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

The site lies within Flood Zones 3 of the Environment Agency's Flood Maps. These have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into

account any flood defences.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides an overview of how flood risk has been considered in shaping the proposals of the Local Plan; including the spatial strategy and the assessment of housing and employment sites. Policy 4 of the South East Lincolnshire Local Plan (2019) is clear in that "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" in instances where specific criteria is met.

It is worth noting that large parts of the district of South Holland lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The proposed use is defined as 'less vulnerable' within Annex 3 of the NPPF. It is therefore not necessary for the proposed development to pass the exception test. It is however necessary for the development to pass the sequential test due to the site's location within Flood Zone 3. The site is allocated for employment development within the Local Plan, and as such the sequential test is considered to be passed in this case as the site has already been assessed sequentially as part of the preparation of the Local Plan.

Overall, when considering the development on balance, it is considered that given the mitigation measures detailed and recommended by condition, the proposal accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) and the intentions of the National Planning Policy Framework (December 2024) in this regard.

Drainage

The site has been comprehensively assessed in terms of flood risk from all sources as detailed in the accompanying Flood Risk Assessment. The site is located within Environment Agency Flood Zone 3a. Whilst the site currently benefits from some natural infiltration through existing permeable brownfield surfaces, detailed assessment indicates that reliance on full infiltration drainage systems such as traditional soakaways would not be appropriate for this site due to the low permeability of the underlying soils. The drainage strategy therefore incorporates a hybrid approach utilising permeable paving for source control combined with underground attenuation storage and controlled discharge to the existing public surface water sewer system. This approach ensures that surface water runoff is managed effectively, that flood risk is not increased either on the site or elsewhere, and that water quality is protected through the filtering and treatment effects of the sustainable drainage components.

However, notwithstanding the above, Anglian Water have raised an objection with regards to the surface water, stating that there is a lack of evidence confirming that the surface water hierarchy has been fully explored and there is no proof of existing connection to demonstrate betterment. Taking this into account, conditions have been attached to secure further details with regard to the surface water drainage.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the

need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan, or
(c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development in this instance is not exempt from the statutory 10% Biodiversity Net Gain requirements.

During the consultation of this application, the Partnerships BNG Ecologist raised concerns with regards to the submitted BNG habitat baseline. Following discussions with the applicant an updated metric was submitted. The metric shows that 0.28 habitat units will need to be secured offsite prior to commencement. The Local Planning Authority are happy to support this application with making sure that everything is addressed and covered at the condition discharge stage.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan (2019) and the provisions of the National Planning Policy Framework (December 2024) when viewed as a whole.

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

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that

may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to be in accordance with policies 1, 2, 3, 4, 7, 28 and 36 (including Appendix 6) of the South East Lincolnshire Local Plan (2019), along with the identified sections contained within the National Planning Policy Framework (December 2024). The are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

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