Lincolnshire County Council
Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 11 July 2025

Application No. H18-0971-25

LCC Ref. No. PL/0058/25

Part 1 Planning Permission

1. On 17 November 2025 Lincolnshire County Council, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, granted Planning Permission to carry out mechanical and electrical upgrade works to the grade II* listed swing bridge at Crosskeys Swing Bridge, Bridge Road, Sutton Bridge.

2. Take notice that the development hereby granted Planning Permission shall be carried out in accordance with the application and plans submitted subject to the following Biodiversity Gain Information and Schedule of Conditions.

Part 2 Conditions

Schedule of Conditions

1. The development hereby approved shall be commenced within three years of the date of this permission. Written notification of the date of commencement of development shall be sent to the County Planning Authority within seven days of commencement.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall only be carried out in accordance with the following documents and plans:

Signed N McBride
Head of Planning
Lincolnshire County Council

Date 17 November 2025

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Documents

- Application Form (received 27 August 2025)
- Cross Keys Supporting Document (received 11 July 2025)
- Appendices A and B – Plans and Photos (received 11 July 2025)
- Appendix C – Upgrade Feasibility Study (received 11 July 2025)
- Appendix D – Fairfields Documentation (received 08 August 2025)
- Appendix E – Preferred Solution and Outline Design Drawings (received 08 August 2025)
- Appendix F – Plant Room Layout (received 08 August 2025)
- Appendix G – Proposed Hydraulic Circuit (received 11 July 2025)
- Appendix H – Back Up Diesel Generator (received 11 July 2025)
- Appendix I – Official Historic England Listing (received 11 July 2025)
- Appendix J – Proposed Control Panel (received 08 August 2025)
- Appendix K – 1861 Act of Parliament (received 08 August 2025)
- Flood Risk Assessment (received 08 August 2025)

Drawings and Plans

- Site Map (received 08 August 2025)
- (Location Plan) Detailed Site Plan (received 15 September 2025)
- FES24052 Rev. 01 – Cross Keys Swing Bridge Slewing Drive Scheme Page 1 of 2 (received 27 August 2025)
- FES24052 Rev. 01 – Cross Keys Swing Bridge Slewing Drive Scheme Page 2 of 2 (received 27 August 2025)
- LIN10089-16-01-03 Rev. P02 – General Arrangement Drawing (Control Console) Sheet 1 of 3 (received 08 August 2025)
- LIN10089-16-01-03 Rev. P02 – General Arrangement Drawing (Control Console) Sheet 2 of 3 (received 08 August 2025)
- LIN10089-16-01-03 Rev. P02 – General Arrangement Drawing (Control Console) Sheet 3 of 3 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 1 of 6 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 2 of 6 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 3 of 6 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 4 of 6 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 5 of 6 (received 08 August 2025)
- FES25008 – Plant Room Layout Sheet 6 of 6 (received 08 August 2025)
- ED15177 Rev. B – Proposed Generator Sheet 1 of 2 (received 15 September 2025)
- ED15178 Rev. B – Proposed Generator Sheet 2 of 2 (received 15 September 2025)

Reason: To ensure the development is carried out in accordance with the approved details.

Informatives

Attention is drawn to:

(i) **Biodiversity Gain Information**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority; and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Lincolnshire County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available, this permission is considered to be one which will not require the approval of a Biodiversity Gain Plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply. The development is below the de minimis threshold, meaning development which does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

   (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

   (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

   4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

(i) the application for planning permission was made before 2 April 2024;

(ii) planning permission is granted which has effect before 2 April 2024; or

(iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

(i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2005); and

(ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

(i) consists of no more than 9 dwellings;

(ii) is carried out on a site which has an area no larger than 0.5 hectares; and

(iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any

of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permission, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan; and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable, the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including an arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

(ii) Environment Agency letter ref. AN/2025/137120/01-L01.

(iii) Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970.

(iv) The Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 5810:1979) or any prescribed document replacing that Code.

(v) In dealing with this application the County Planning Authority has worked with the applicant in a positive and proactive manner by processing the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

Web Links: Lincolnshire County Council is not responsible for any content displayed via external web links

FAO: Callum Bailey
Lincolnshire County Council
Development Control, Planning & Conservation
County Offices Newland
Lincoln
LN1 1YL

Our ref: AN/2025/137120/01-L01
Your ref: PL/0058/25

Date: 29 October 2025

Dear Callum Bailey

Proposal is to carry out mechanical and electrical upgrade works to a Grade II* listed swing bridge
Crosskeys Swing Bridge, Bridge Road, Sutton Bridge

Thank you for consulting us on the above application, on 09 October 2025.

Environment Agency position
We have **no objection** to the proposed development; however, we would like to draw the Applicant's attention to the following information.

EA land ownership
The bridge is located in an area which is shown as Environment Agency owned land, please contact EstatesLandEng@environment-agency.gov.uk for further information.

Environmental permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river

- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Ecological impacts
We advise that the applicant implements measures to avoid environmental and ecological damage where possible and implements pollution prevention measures to prevent any pollution risks to the river and wildlife.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

Direct dial: 07826 875888
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Team e-mail: LNplanning@environment-agency.gov.uk

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