

17.12.24 Item 6c) Planning Responses made under delegation since the last meeting.

Application WL/2024/00947

**LAND AT ASH TREE FARM  
SUDBROOKE LANE  
NETTLEHAM  
LINCOLN  
LN2 2QQ**

Nettleham Parish Council objects to this planning application on the following grounds:

**1.) This is residential development in the open countryside, contrary to Policy S5 of the CLLP and Policy D6 of the Nettleham Neighbourhood Plan November 2024.**

As stated in the pre-application advice from West Lindsey Planning Department:

The construction of the five proposed dwellings is contrary to the provisions of the CLLP in respect to development in the countryside:

- **Policy S5: Development in the countryside:**

- **Part D: New dwellings in the countryside.**

- Applications for new dwellings will only be acceptable where they are essential to the effective operation of existing rural operations listed in tier 8 of Policy S1. Applications should be accompanied by evidence of:

- a) Details of the rural operation that will be supported by the dwelling;
    - b) The need for the dwelling;
    - c) The number of workers (full and part-time) that will occupy the dwelling;
    - d) The length of time the enterprise the dwelling will support has been established;
    - e) The commercial viability of the associated rural enterprise through the submission of business accounts or a detailed business plan;
    - f) The availability of other suitable accommodation on site or in the area;
    - g) Details of how the proposed size of the dwelling relates to the needs of the enterprise.

Any such development will be subject to a restrictive occupancy condition.

- As stated in the pre-application advice from West Lindsey Planning Department: There is no information provided within this request for pre-application advice that would indicate that the proposal is essential to the effective operation of a rural operation that requires a countryside location. (Page 20, Design and Access Statement: Application WL/2024/00947.)
- **Policy D6 (3) of the Nettleham Neighbourhood Plan 2024** states: New residential development outside the existing\* developed footprint of the village north of the Lincoln bypass will be strictly controlled in accordance with Policies S5 and, where appropriate, S63 of the adopted Local Plan.  
\*For the purpose of this policy, the term 'existing' means as from the adoption of this Plan.
- The concluding advice from West Lindsey was that the proposed site falls within Tier 8 of Policy S1 of the CLLP and would therefore be considered as development in the countryside.

In the countryside, dwellings are restricted to being demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport, or utility services as required by Policies S1 and S5.

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- The adjacent Ash Tree Farmhouse was built under the agricultural provision of a previous Local Plan.

2.) **It will cause an increase in traffic flow on a narrow single-track lane.**

3.) **The site is not sustainable** as it is far from local facilities such as shops and schools, so the use of cars will add to congestion already experienced in the village centre.

4.) **Nettleham village has no need for additional residential accommodation** as we have 130 houses currently under construction as part of the CLLP 2017 allocation plus another 205 allocated in the 2023 CLLP. More accommodation will only add to the pressure on local services.

5.) **This development risks setting a precedent for further development in the neighbouring area, which is both outside the existing developed footprint of the village and very close to the sewage works.**

6.) **Flood Risk and Surface Water Management:**

- This development, whilst outside of the village footprint, has the potential to cause surface water runoff into the Beck, increasing the risk of flooding to properties within the village that are already at risk. This presents a significant concern and must be fully addressed with detailed attenuation schemes.

**We request that this application is called in to West Lindsey Planning Committee.**