



**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –  
Responses to Examining Authority’s  
First Written Questions and  
Requests for Further Information (PD-  
011)**

prepared by

**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP**

**Planning Inspectorate reference: EN010154**

**February 2026**

1. This document sets out the responses of North Kesteven District Council to the First Written Questions (ExQ1s) and requests for further information issued by the Examining Authority on 14<sup>th</sup> January 2026.
2. The responses are set out in the table below underneath question. The emphasis has been on responding to those questions where the Council is expressly named; but responses are also offered to some questions where that is not the case.
3. In addition, the following information is appended to this document:

**Appendix A Conservation Area character appraisals and management plans (question HE.1.02):**

<b>Appendix A:</b>	<b>Conservation Area Appraisal</b>	<b>Conservation Area Management Plan</b>
<b>Bassingham</b>	Appendix A1	Appendix A2
<b>Coleby</b>	Appendix A3	Appendix A4
<b>Navenby</b>	Appendix A5	Appendix A6
<b>Boothby Graffoe</b>	Appendix A7	N/A

**Appendix B S.106 Agreement – North Kesteven District Council, Ecotricity (Heck Fen Solar) Ltd and others – 19<sup>th</sup> December 2024**

Question Number	Question to:	Question
GC.1.10	Applicant	<p><b>Minimum distance between proposed BESS and structures</b></p> <p>North Kesteven District Council (NKDC) in its RR [RR-210] has questioned whether the minimum separation distances for a centralised BESS (790 metres) and a distributed BESS (200 metres) stated in paragraph 2.3.5 of [APP-198] have been applied.</p> <p>a) With respect to the proposed centralised BESS, submit a plan showing the full extent of the BESS compound relative to nearby structures and annotate around the entirety of the BESS compound the minimum separation distance: 1) recommended by the National Fire Chiefs Council (NFCC) in its extant and/or emerging BESS planning guidance for fire and rescue services or any other relevant extant or emerging regulations or guidance; and 2) the 790 metre minimum separation distance referred to paragraph 2.3.5 of [APP-198].</p> <p>b) <del>Submit copies of the NFCC's extant and draft versions of its Grid Scale Battery Energy Storage System planning – Guidance for FRS</del> <b>Agreed at Issue Specific Hearing 2 (ISH2) that the Lincolnshire Fire Rescue Service, via Lincolnshire County Council, will submit copies of the extant and current draft NFCC guidance.</b></p> <p>c) With respect to the proposed distributed BESS clarify whether in all circumstances the minimum separation distance of 200 metres between elements of the BESS and off site structures stated in paragraph 2.3.5 of [APP-198] would be possible. In the event the applicant identifies any instances where that separation distance could not to be achieved the structures in question should be listed (giving its address) and the distance between the distributed BESS and the structures in question should be quoted.</p>
	<b>NKDC Response:</b>	<p>At ISH1 the applicant stated that the separation distances of 790m for a centralised BESS and 200m for a distributed BESS are included in the Design Principles in APP-186. This is not entirely consistent with the Framework Battery Safety Management Plan (FBSMP, APP-198) which states at 2.3.5 that the figures are confirmed in the Development Parameters.</p> <p>The Council notes that at Deadline 1 the applicant submitted Revision 1 to the FBSMP (REP1-042). This document has been changed so that the separation distances from battery enclosures to offsite structures quoted are now as follows:</p>

Question Number	Question to:	Question
		<ul style="list-style-type: none"> <li>• 280m from centralised BESS</li> <li>• 200m from distributed BESS</li> </ul> <p>The text of paragraph 2.3.5 has also been changed to refer to the Works Plans showing solar stations and the centralised BESS not ‘... <i>closer than 200m to residential offsite structures.</i>’</p> <p>In addition to the points of clarification and additional information sought by the ExA, the Council requests that for the avoidance of doubt the FBSMP should be amended to reference Design Commitment BA1 in the Design Approach Document (APP-186).</p>
GC.1.13	Applicant and National Grid <b>Electricity Transmission Plc (NGET)</b>	<p><b>Grid Connection</b></p> <p>Section 3.7 of ES Chapter 3: The Proposed Development [APP-028] identifies that the proposed development would connect to the national electricity transmission network at National Grid’s proposed substation near Navenby, which is subject to a separate planning application.</p> <p>Provide an update on the anticipated date for submitting a planning application for the proposed Navenby substation and how that compares with the timings described in paragraph 3.4.2 of the Grid Connection Statement [APP-200].</p>
	<b>NKDC Response:</b>	<p>North Kesteven District Council has been contacted by National Grid who have stated that the anticipated date for submission of a planning application for the proposed Navenby Substation is now mid to late March 2026.</p> <p>Previously the expected date of submission was “early 2026” as reported in the Council’s LIR (REP1-056, paragraphs 3.16 and 28.1) (consistent with the statement contained on the National Grid website</p>

Question Number	Question to:	Question
		project page for Navenby Substation) and the Council’s Written Representation (REP1-057, paragraph 8.2).
GC.1.14	Applicant and <del>National Grid</del> <b>NGET</b>	<p><b>Implication for the proposed development were the proposed Navenby substation not to be consented and/or constructed</b></p> <p>If the proposed development was to be consented but the proposed Navenby substation did not receive permission and/or the approved substation was not built, what implications would the unavailability of a new substation at Navenby have for the delivery of the proposed solar farm?</p>
	<b>NKDC Response:</b>	<p>The Council draws the attention of the ExA the following:</p> <ol style="list-style-type: none"> <li>1. The applicant’s site selection process relies in large part for its justification on the proposed grid connection at a future Navenby substation.</li> <li>2. The proposed development does not include any provision for an alternative grid connection</li> <li>3. The Council’s responses to question DCO.1.29 highlight the potential damaging effects which may occur if the development – including preliminary works – is allowed to proceed in the absence of the Navenby substation.</li> <li>4. As a matter of fact a planning application for the proposed Navenby Substation has not yet been submitted to the District Council; and as such the outcome of that process known (along with associated timescales notwithstanding the suggested decision making timeframe on the National Grid website project page.</li> </ol>
GC.1.15	Applicant	<p>Explain:</p> <ol style="list-style-type: none"> <li>a) How decommissioning activities have been factored into the costs estimate and funding availability and commitments?</li> <li>b) How funding for undertaking decommissioning works, potentially sixty years after the proposed development became operational, would be secured?</li> </ol>

Question Number	Question to:	Question
	<p><b>NKDC Response:</b></p>	<p>The Council draws the attention of the ExA to its Comments on the Draft Development Consent Order (<a href="#">REP1-058</a>) submitted at Deadline 1 as follows:</p> <ol style="list-style-type: none"> <li>1. Schedule 2 Requirements on page 7 – seeking an additional requirement in addition to Requirement 20, to provide financial security for decommissioning;</li> <li>2. Comments on article 35 (consent to transfer benefit), on page 5.</li> </ol> <p>The Council considers it important to provide financial guarantees that the full decommissioning of all parts of the development will be delivered without costs to the public purse.</p>
<p>GC.1.21</p>	<p>Applicant and all other interested parties and affected persons</p>	<p><b>Revised Energy National Policy Statements (NPS)</b></p> <p>On 6 January 2026 revised versions of the following NPS published in December 2025 took effect:</p> <ul style="list-style-type: none"> <li>• Overarching National Policy Statement for Energy (EN-1)</li> <li>• National Policy Statement for Renewable Energy Infrastructure (EN-3)</li> <li>• National Policy Statement for Electricity Networks Infrastructure (EN-5)</li> </ul> <p>Under the transitional provisions included in section 1.6 of the revised version of NPS EN-1, for the purposes of the determination of the application for the proposed development, the versions of NPS EN-1, EN-3 and EN-5 that were published in November 2023 and which took effect in January 2024 continue to be in effect under s104(2)(a) of PA2008, with the newly revised versions of those NPS being cable of being considered as important and relevant matters under s104(2)(d). If you consider the revisions made to the national policy included in the 2025 versions of the NPSs listed above have any implications for the case you have made, written submissions should be made explaining how you consider your case has been affected by the revised policy.</p> <p>For projects which qualify as CNP Infrastructure, it is likely that the need case will outweigh the residual effects not capable of being addressed by application of the mitigation hierarchy, in all but the most exceptional cases.</p>

Question Number	Question to:	Question
	<p><b>NKDC Response:</b></p>	<p><b>General</b></p> <p>The changes to the relevant NPS are many, and some are significant in a general sense – for instance the raising of the NSIP threshold for solar photovoltaic schemes from 50MW to 100MW set out in changes to paragraph 1.6.1 of EN-1 2025; and EN-1 2025 and EN-3. 2025 make frequent references to the Clean Power 2030 Mission.</p> <p>However, the comments below are limited to those which are considered to potentially most affect the Council's position on the Fosse Green Energy development as set out principally in the Council's Local Impact Report (REP1-056) and Written Representation (REP1-057).</p> <p><b>Changes to EN-1</b></p> <p>Paragraph 4.1.7 of EN-1 has changed from the 2024 to the 2025 version, as follows (added text in red):</p> <p style="padding-left: 40px;">For projects which qualify as CNP Infrastructure, it is likely that the need case will outweigh the residual effects <b>not capable of being addressed by the application of the mitigation hierarchy</b>, in all but the most exceptional cases.</p> <p>This leads on to changes contained in paragraphs 4.2.24 and 4.2.25 of EN-1 2025 (formerly 4.2.11 and 4.2.12 of the 2024 version of EN-1), and the clarifying footnote 102. These changes mean that mitigation which result in a significant reduction in generating capacity are unlikely to be considered appropriate; but at the same time applicants should seek opportunities to enhance the natural environment – bearing in mind that compensatory provision does not reduce adverse effects per se.</p> <p>It is also noted that EN-1 2025 has added to paragraph 4.3.20 to require that the Secretary of State has regard not only to the government's Environmental Improvement Plan for improvements to the natural environment per se, but also in relation to the <i>enjoyment of nature</i>.</p>

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		<p>In the Council’s view, taken together these changes give greater emphasis to the need to fully mitigate and/or compensate for adverse impacts on the environment; and to take opportunities for environmental enhancements, including where these might assist in the public enjoyment of nature.</p> <p><b>Changes to EN-3</b></p> <p>It is noted that EN-3 2025 states in paragraph 2.10.9 that a solar farm currently requires between 1.6ha and 2.25ha for each MW of output (equivalent to 3.95acres/MW and 5.56acres/MW).</p> <p>EN-3 2023 states at paragraph 2.10.17 that between 2 acres and 4 acres is required for each MW of output (equivalent to 0.81ha/MW and 1.62ha/MW).</p> <p>This indicates that land take per MW of power output has risen. The Council looks forward to receiving the applicant’s Technical Note in order to evaluate where the proposal sits within this range.</p>
<p><b>Note All references to the numbering of Articles and Schedules (including Requirements) refer to those used in the version of the dDCO submitted with the application for the proposed development [APP-016]</b></p>		

Question Number	Question to:	Question
DCO.1.03	Applicant NKDC LCC Environment Agency Natural England Historic England	<p><b>Article 2 - interpretation</b></p> <p>Article 2 of the dDCO [APP-016] includes provisions for “<i>permitted preliminary works</i>”. Section 5.7.21 of Advice Note 15 “Drafting Development Consent Orders” advises that such provisions have been removed by the Secretary of State (SoS) in some decisions, particularly where such advance works were themselves likely to have significant environmental effects, for example, in terms archaeological remains.</p> <p>a) <b>For the applicant</b> - comment on the nature and scope of the identified permitted preliminary works in the context of section 5.7.21 of Advice Note 15.</p> <p>b) Given that the permitted preliminary works could take place with just the framework plans in place, views are sought on whether the level of detail in these documents would secure adequate control and manage the likely effects arising from the preliminary works?</p>
	<b>NKDC Response:</b>	<p>There is relatively little provided in the application specifically detailing what the preliminary works would consist of – for instance they are not specified in ES Chapter 3: The Proposed Development (<a href="#">REP1-016</a>). It is not known how much the detailed design will affect the precise nature of the preliminary works to be carried out.</p> <p>The applicant has structured the application and DCO so that the framework plans do not provide sufficient detail to control and mitigate the potential adverse effects of the project during its construction (post “commencement”), operational and decommissioning phases. The Council suggests that it might be counter-intuitive to rely on those same framework plans to fully address the effects of the preliminary works.</p> <p>By way of example, as currently drafted the DCO does not give effect to the Framework Construction Environmental Management Plan (FCEMP) (<a href="#">REP1-032</a>) through the detailed CEMPs until the main development has commenced. Setting that aside, the FCEMP might be seen as one potential means of addressing the potential adverse effects of the preliminary works, along with other framework plans.</p>

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		<p>However, the FCEMP does not contain any reference to the preliminary works as such. Whilst it is acknowledged that the FCEMP does provide some information on how, for instance, vegetation clearance might be mitigated for some activities / topic headings, it is not clear that all the effects of such works would all be fully mitigated in all respects. It is also not clear that the FCEMP measures would mitigate for the effects of other preliminary works, such “site preparation for temporary facilities for the use of contractors”.</p> <p>Consequently, even if some of the potential adverse effects of the preliminary works might be addressed by implementation of measures contained in the framework plans, it is not clear to the Council that all such effects would be fully mitigated.</p> <p>The Council therefore refers the ExA to its views on <i>Article 2 interpretation: definitions of ‘commence’ and ‘permitted Preliminary works’</i> which can be found at the top of page 3 of our ‘Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order’ (<a href="#">REP1-058</a>), which also cross-reference the definition of ‘date of final commissioning’ in Schedule 2, Requirement 1. The Council considers that the following items should be carved out of the list of defined ‘permitted preliminary works’ in Article 2:</p> <ul style="list-style-type: none"> <li>(c) above ground site preparation for temporary facilities for the use of contractors;</li> <li>(e) diversion of existing apparatus and laying of temporary apparatus;</li> <li>(f) the provision of temporary means of enclosure and site security for construction;</li> <li>(h) site clearance (including vegetation removal, demolition of existing buildings and structures).</li> </ul> <p>This would then bring these works within the scope of the requirements dealing with commencement, the detailed design, and the detailed management plans in order to ensure comprehensive mitigation.</p>

Question Number	Question to:	Question
DCO.1.04	Applicant NKDC LCC	<p><b>Articles 2 and 5 - maintenance</b></p> <p>Article 2 provides a definition for “<i>maintain</i>” which includes “<i>inspect, repair, adjust, alter, remove, refurbish, reconstruct, replace and improve any part of the authorised development (but not remove, reconstruct or replace the whole of Work No. 1 at the same time)</i>”. Article 5 describes the power to maintain the authorised development.</p> <p>Paragraph 2.3.3 of the FOEMP [APP-190] identifies that every 12 months from the date of final commissioning and before undertaking the maintenance for the year ahead, the applicant would submit a planned maintenance schedule for the year ahead to the relevant planning authorities, excluding unforeseen emergencies that require maintenance throughout the year. Paragraph 2.3.4 sets out what the maintenance schedule must include, with item e being confirmation that any environmental effects that are likely to arise as a result of such maintenance and the environmental controls to be implemented are not to be materially worse than those reported in the ES.</p> <p>a) Would the provisions within Articles 2 and 5 and the commitments in the FOEMP be sufficient to ensure that any environmental effects from maintenance activities would not be materially worse than those reported in the ES. If not, what other measures should be included?</p> <p>b) Should <b>there</b> be a mechanism for the relevant planning authorities to determine whether the extent of maintenance would/would not give rise to materially worse environmental effects and if so, what this should comprise?</p>
	<b>NKDC Response:</b>	<p>The FOEMP (<a href="#">REP1-034</a>) states at paragraph 2.3.1 that “<i>It is not anticipated that wholesale maintenance or replacement would be required but rather it would be programmed in stages to maintain the electrical export to the National Grid.</i>” However, it appears inevitable that wholesale replacement of some major elements of the development will required at least once, towards the mid-point of the 60 year operational duration of the development, due to their anticipated lifespans (Table 3-11 in ES Chapter 3: The Proposed Development, (<a href="#">REP1-016</a>), as well as Table 2 in the FOEMP). The need for wholesale replacement will include all of the solar panels (25 – 40 years), transformers (30 – 40 years) and Onsite Substation equipment (30 – 40 years).</p>

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		<p>Whilst it may be desirable and possible to stage this wholesale replacement, it does on the face of it appear somewhat different to ‘normal’ maintenance activities which will be required throughout the life of the development.</p> <p>As currently drafted, NKDC does not consider that Articles 2 and 5 are sufficient in this regard. NKDC has commented on the following parts of our ‘Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order’ (<a href="#">REP1-058</a>):</p> <ul style="list-style-type: none"> <li>i. <i>Article 2 interpretation: ‘maintain’</i> at the bottom of page 2. This includes a suggestion that a new Requirement is included in Schedule 2 that a solar panel / array replacement and repowering strategy is to be submitted to and approved by the Local Planning Authority - the implementation of which should not have new or materially different effects from those assessed in the ES.</li> <li>ii. <i>Article 30 temporary use for maintaining</i> on page 5, which also cross-reference the definition of ‘date of final commissioning’ in Schedule 2, Requirement 1.</li> </ul> <p>NKDC’s view is that the responsibility for demonstrating that maintenance (including full replacement and repowering) will not have new or materially different environmental effects sits with the applicant; and the suggested approval process for the replacement strategy will involve the Local Planning Authority confirming its agreement or otherwise with the applicant’s submissions in that regard.</p>

Question Number	Question to:	Question
DCO.1.12	Applicant NKDC	<p><b>Article 40 – trees subject to tree preservation orders</b></p> <p>Paragraph 2(b) of Article 40 states that the duty contained in section 206(1) (replacement of trees) of the Town and Country Planning Act 1990 would not apply although where possible the undertaker would seek to replace any trees which are removed.</p> <p>a) Applicant - explain why you consider this provision should not apply to the proposed development.</p> <p>b) NKDC - in your relevant representation [RR-210] you have identified some concerns about the wording of Article 40 in respect of trees subject to tree preservation orders. Can you clarify what those concerns are and how you consider those concerns could be addressed?</p>
	<b>NKDC Response:</b>	<p>NKDC's views on <i>Article 40: Trees subject to tree preservation orders</i> were set out in paragraph 25.3 on page 84 and 27.8 – 27.10 on page 93 of the Council's LIR (<a href="#">REP1-056</a>).</p> <p>The Council has given further consideration to this matter, and set out further comments on Article 40 at the bottom of page 5 of the Council's 'Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order' (<a href="#">REP1-058</a>).</p> <p>The Council suggests that DCO Article 40 is reworded as follows:</p> <p>(1) Subject to paragraphs (3), (4) and (5) the undertaker may fell or lop any tree within or overhanging land within the Order limits subject to a tree preservation order which was made after [**] if the undertaker reasonably believes it to be necessary to do so to prevent the tree or shrub—</p> <p>(a) from obstructing or interfering with the construction, maintenance or operation of the authorised development or any apparatus used in connection with the authorised development; or</p>

Question Number	Question to:	Question
		<p>(b) from constituting a danger to passengers or other persons using the authorised development.</p> <p>(2) In carrying out any activity authorised by paragraph (1)—</p> <p>(a) the undertaker must do no unnecessary damage to any tree or shrub and must pay compensation to any person for any loss or damage arising from such activity;</p> <p>(b) the duty contained in section 206(1) (replacement of trees) of the 1990 Act is not to apply although <del>where possible</del> the undertaker <b>must</b> <del>is to</del> seek to replace any trees which are removed; and</p> <p><del>(c) the undertaker must consult the relevant planning authority prior to that activity taking place.</del></p> <p>(3) <del>The authority given in paragraph (1) constitutes a deemed consent under the relevant tree preservation order.</del> <b>Prior to carrying out any activity authorised by paragraph (1), the undertaker must submit details of the activity, including proposals for replacement of trees, to the relevant planning authority for its approval.</b></p> <p>(4) <b>The relevant planning authority must give the undertaker notice of its decision whether or not to approve the details of the activity submitted under paragraph (3) within 14 days of receipt of those details.</b></p> <p>(5) <b>The activity must be carried out only in accordance with an approval granted by the relevant planning authority under paragraph (4).</b></p> <p>(6) <b>An approval granted by the relevant planning authority under paragraph (4) constitutes a deemed consent under the relevant tree preservation order.</b></p>

Question Number	Question to:	Question
		<p>(7) Any dispute as to a person’s entitlement to compensation under paragraph (2), or as to the amount of compensation, is to be determined as if it were a dispute under Part 1 of the 1961 Act.</p>
DCO.1.16	Applicant	<p><b>Requirements - management plans</b>            Clarify why Requirements 7, 8, 10, 12, 13, 14, 15, 17, 18, 19, 20 of the dDCO are qualified by the word “substantially” in accordance with the various framework management plans and justify its use given its imprecision.</p>
	<b>NKDC Response:</b>	<p>The Council is satisfied with the wording in the draft DCO – please see comments on this point at the top of page 7 in the Council’s ‘Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order’ (<a href="#">REP1-058</a>).</p>
DCO.1.22	Applicant LCC	<p><b>Requirement 17 – permissive paths</b></p> <ul style="list-style-type: none"> <li>a) Should this requirement include a provision specifying that the permissive paths would be made available to the public for a specified number of days a year during the operation of the proposed development or would the reference in paragraph 6.1.2 of the FLEMP [AS-101] be sufficient?</li> <li>b) Should the wording in the FLEMP and Requirement 17 be more prescriptive than “up to” 364 days a year as this could be interpreted as being a maximum and therefore allow for less than 364 days? <b>If so, the applicant should provide clearer wording.</b></li> </ul>

Question Number	Question to:	Question
	<p><b>NKDC Response:</b></p>	<p>On part a) of the question, the Council in general terms defers to Lincolnshire County Council as highway authority to advise on what level of availability is considered 'normal' in a permissive path agreement.</p> <p>That said, the Council awaits the response of the applicant with interest, given that the guaranteed level of availability of permissive paths will affect the weight which can be given to them as a mitigation measure or suggested benefit of the development. Also, there will potentially be implications for the Council's position on the Stepping Out Walks.</p> <p>Finally, the attention of the ExA is drawn to the Council's comments on Requirement 17 towards the top of page 7 of 'Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order' (<a href="#">REP1-058</a>):</p> <p><i>The Council seeks an amended so that it is cited as a relevant consultee – though (as set out above), the main issue is that this Requirement contains no express commitment to provide any permissive paths. Separately, the Council has made submissions in its LIR and WR seeking the dedication of permissive paths as PRow.</i></p>

Question Number	Question to:	Question
DCO.1.24	Applicant NKDC LCC	<p><b>Requirement 20 – decommissioning</b></p> <p>a) <b>For applicant</b> – Having regard to the definition for the “<i>date of final commissioning</i>” stated in paragraph 1 of Schedule 2 (“<i>date of final commissioning</i>” means in respect of each part of the authorised development the date on which each part of the authorised development commences operation by generating electricity on a commercial basis but excluding the generation of electricity during commissioning and testing.”) and the wording of paragraph (1) of Requirement 20, what does each part of the development mean and how would the commencement of each part of the proposed development on a commercial basis be recorded and be made known to the relevant local planning authority?</p> <p>b) Would Requirement 20 adequately address the situation where the proposed development ceases to be in use/generate electricity before the 60-year period ends (early cessation)? If it is considered that the draft wording of paragraph (1) would inadequately address early cessation, provide wording that is considered to be appropriate, including the triggering for an early cessation procedure.</p> <p>c) Should a timescale for completion of decommissioning works be included?</p>
	<b>NKDC Response:</b>	<p>NKDC views on <i>Article 20: Decommissioning</i> and related definitions are set out in the following documents:</p> <ul style="list-style-type: none"> <li>• Paragraphs 25.29 – 25.33 starting on page 89, 27.2 -27.6 on page 93, and the table on page 95 of the Council’s LIR (<a href="#">REP1-056</a>)</li> <li>• Art. 20 on page 7, and Sch. 2 definition of ‘<i>Date of final commissioning</i>’ on page 2 of the Council’s ‘Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order’ (<a href="#">REP1-058</a>).</li> </ul> <p>a) The Council has expressed its concern regarding the lack of clarity and division of the development into undefined ‘parts’, with its consequences for (in particular) the decommissioning phase.</p>

Question Number	Question to:	Question
		<p>The Council has suggested on page 2 of <a href="#">REP1-058</a> revised wording for the definition of ‘<i>date of final commissioning</i>’ which it considers would provide greater clarity so as to ensure that there will be less ambiguity in the future regarding the <i>date of decommissioning</i>:</p> <p><i>‘date of final commissioning’ means in respect of each part of the authorised development the date on which each part of the authorised development commences operation by generating electricity on a commercial basis but excluding the generation of electricity during commissioning and testing</i></p> <p>b) The Council’s views on potential adverse effects in the event of unexpected ‘Extended Period of Outage’ are set out at LIR 25.29 – 25.33 (<a href="#">REP1-056</a>).</p> <p>However, this would not necessarily deal with an early, permanent cessation of generation in advance of the 60 year lifespan for the development sought in the application. The Council suggests that early cessation should be dealt with by changes to paragraph (1) of Requirement 20 along the following lines:</p> <p>(1) Decommissioning works must commence no later than <b>either of the following dates, whichever is the earliest:</b></p> <ul style="list-style-type: none"> <li>(i) 60 years following the date of final commissioning</li> <li>(ii) <b>the end of a period of 36 months during which the development has not generated electricity on a commercial basis.</b></li> </ul> <p>In addition, it is suggested that the Framework Operational Environmental Management Plan (<a href="#">REP1-034</a>) should include provisions along the following lines:</p>

Question Number	Question to:	Question
		<ul style="list-style-type: none"> <li>• After a period of 12 months without any part of the development generating electricity for non-maintenance reasons ('Extended Outage'), the undertaker will give notice to the relevant planning authority, along with details of the steps it is taking to rectify the issue along with an expected timeframe for when generation is to recommence.</li> <li>• In the event that the equipment or plant is still inoperative after an additional period of 24 months from the first Period of Extended Outage (resulting in a continuous period of 36 months of outage), then the undertaker must submit a decommissioning and restoration plan to the relevant planning authority for that part of the authorised development and decommissioning of that part of the authorised development must take place in accordance with the approved plan.</li> </ul> <p>c) NKDC would support the inclusion of a timescale for the completion of decommissioning works, and suggests that this should be 30 months from the start of such works (consistent with the estimated duration of construction).</p>
DCO.1.26	Applicant	<p><b>Schedule 15 – procedure for discharge of requirements</b></p> <ul style="list-style-type: none"> <li>a) Explain why the procedure for discharging requirements needs to be included in a freestanding schedule (Schedule 15) rather be set out in a second part for Schedule 2 (Requirements), given that all of the proposed requirements would be for the approval of the relevant planning authority.</li> <li>b) Under paragraph 4 (Appeals), what purpose would paragraph (9), most particularly the provision that the relevant planning authority may confirm any determination given by the appointed person in an identical form, serve given that under paragraph (8) decisions made by appointed persons would be final and binding on the parties? Would paragraph (9) be superfluous and should be deleted?</li> <li>c) Explain how the fees in paragraph 5 have been determined and the rationale for the different fees that would apply to different requirements.</li> <li>d) Clarify whether the reference to schedule 16 in paragraph 5.15.1 of the EM [APP-019] should be schedule 15 and amend if required.</li> </ul>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	In relation to question c), the attention of the ExA is drawn to the Council’s comments on the fee structure in its Local Impact Report ( <a href="#">REP1-056</a> ), paragraphs 27.13 and 27.14.
DCO.1.27	Applicant	<p><b>Justification for some transfers of benefits of a made DCO not requiring the Secretary of State’s consent</b></p> <p>With respect to Article 35 (Consent to transfer the benefit of the Order) explain why under paragraph (3) it is considered it would be appropriate in some identified circumstance to disapply the need to obtain the Secretary of State’s consent for transfers of the benefit of any made order for the proposed development. In this regard paragraph 4.6.4 of the EM [APP-019] should be amended to explicitly explain why it is considered transferees and lessees would “<i>be of a similar regulatory standing to the undertaker ...</i>”.</p>
	<b>NKDC Response:</b>	<p>The Council draws the attention of the ExA to its Comments on the Draft Development Consent Order (<a href="#">REP1-058</a>) submitted at Deadline 1 as follows:</p> <p>1. Comments on article 35 (consent to transfer benefit), on page 5.</p> <p>The Council considers it important to provide financial guarantees that the full decommissioning of all parts of the development will be delivered without costs to the public purse.</p>
DCO.1.29	Applicant	<p><b>Prohibition of the commencement of the proposed development until the proposed NGET Navenby has obtained a planning permission</b></p> <p>Comment on the written and oral submissions made by NKDC and LCC that any made DCO for the proposed development should include a requirement prohibiting the commencement of works, including intrusive survey works, until the proposed substation at Navenby has obtained planning permission. In answering this question the applicant should outline the <b>internal processes</b> it would follow after the making of any DCO for the proposed development and the final decision being made to commence works on the proposed development, including what factors would influence a decision</p>

Question Number	Question to:	Question
		<p>being made as to whether to the implement any consented development and the point(s) at which any funding decisions would be made</p>
	<p><b>NKDC Response:</b></p>	<p>NKDC views on the proposed grid connection to an as yet unbuilt substation at Navenby are set out in the following documents:</p> <ul style="list-style-type: none"> <li>• Section 28 starting on page 97, and the table on page 95 of the Council’s LIR (<a href="#">REP1-056</a>)</li> <li>• In the table at the bottom of page 8 of the Council’s ‘Post-hearing submissions in relation to ISH2: Comments on the Draft Development Consent Order’ (<a href="#">REP1-058</a>), under the heading of ‘Sch2 Requirements: NEW CLAUSE RE NAVENBY’.</li> <li>• Paragraphs 8.1 – 8.8 of the Council’s Written Representation (<a href="#">REP1-057</a>)</li> </ul> <p>EN-1 paragraph 4.11.8 sets out policy for applicants in situations where different elements of a project may have different lead-in times and be undertaken by different legal entities operating under different regulatory regimes – and provides the example of a grid company. Where separate applications for each element are submitted, EN-1 states that ‘...the applicant should ... and explain the reasons for the separate application confirming that there are no obvious reasons for why other elements are likely to be refused.’ This places the onus on the applicant. EN-1 also points out that where separate applications are pursued, the applicant accepts the risks involved in that approach (4.11.9). The Council’s position is that the applicant has failed to discharge this evidential responsibility in sufficient detail.</p> <p>It is also relevant that in terms of the Secretary of State’s decision-making, EN-1 paragraph 4.11.13 states that:</p> <p><i>‘Where the Secretary of State has decided to grant consent for one project this should not in any way fetter the Secretary of State’s ability to take subsequent decisions on any related projects.’</i></p>

Question Number	Question to:	Question
		<p>There is a strong parallel here, for the Fosse Green Energy development. The decision on Fosse Green Energy should not in any way fetter the local planning authority’s discretion regarding the decision on the forthcoming National Grid Navenby Substation planning application.</p> <p>As far as the Council is aware, the application proposals are wholly dependent on connecting to a future Navenby Substation; there is no ‘Plan B’ to connect to the grid by some other route or means.</p> <p>To be clear, the Council is not suggesting that the fact that there is not currently a substation at Navenby capable of accepting a grid connection for the Fosse Green Energy development is in itself a reason to refuse the DCO application. Rather, the Council’s concern is that without appropriate safeguards in place, there is a risk that some of the identified damaging effects of the solar farm development could occur, and yet the claimed benefits of the development might not be realised for some time, or indeed never. If the DCO is granted as currently proposed, there would be nothing to prevent the applicant from:</p> <ul style="list-style-type: none"> <li>a) carrying out the majority of preliminary works without further delay; and</li> <li>b) once pre-commencement requirements have been satisfied, carrying out parts of the development.</li> </ul> <p>These activities could occur at a point significantly in advance of the availability of a suitable grid connection at the proposed Navenby substation, or even, depending on the decision making outcome for the proposed Navenby substation any absolute certainty that the Navenby substation would be forthcoming (without prejudice).</p> <p>Therefore the Council requests that such an appropriate safeguard is put in place.</p>

Question Number	Question to:	Question
		<p>In a schedule of proposed changes to the draft Development Consent Order for the Springwell Solar Farm issued on 2 September 2025, the following Additional Requirement was proposed by the Examining Authority:</p> <p style="text-align: center;"><b>Grid connection</b></p> <p style="text-align: center;"><b>24. No part of the authorised development, including any permitted preliminary works, shall commence until planning permission has been granted for the National Grid Navenby Substation.</b></p> <p>The reasoning provided by the ExA was as follows:</p> <p style="text-align: center;"><i>‘The ExA acknowledge the Applicant’s view in terms of commercial reality and the unlikelihood that it would proceed with the construction of the Proposed Development until there was certainty that the Proposed National Grid Navenby Substation (NGNS) would be delivered. However, the ExA are mindful that it would be possible for the Applicant to undertake site preparation works (such as hedgerow and tree removal) prior to planning permission being granted for the NGNS that would be at limited commercial cost, but which could result in adverse environmental effects.’</i></p> <p>North Kesteven District Council understands that as of 8<sup>th</sup> January 2026 the ExA’s recommendation report for the Springwell Solar Farm DCO has been sent to the Secretary of State for a decision.</p> <p>The Council recommends that an additional requirement along the lines set out above is inserted into the draft DCO for the Fosse Green Energy project. The requirement does not seek to prohibit the development from proceeding until the proposed substation has been completed. A requirement to</p>

Question Number	Question to:	Question
		wait until planning permission has been granted is considered to be reasonable and proportionate, and consistent with the general planning approach taken by the Council elsewhere.
DCO.1.30	Applicant NKDC LCC	<p><b>References to framework rather than outline management plans</b></p> <p>At the application stage for nationally significant infrastructure projects, 'draft' management plans are normally referred to as being “<b>outline</b>” documents. For this application the draft plans have been referred to as being “<b>framework</b>” plans:</p> <p>a) <b>Applicant</b> – explain the rationale for describing the draft plans as “framework” management plans.</p> <p>b) <b>Applicant, NKDC and LCC</b> – comment on whether you consider it would or would not be more appropriate to describe the draft management plans as outline rather than framework plans. (If the applicant is agreeable to each of the draft management plans being described as outline plans, then each plan would need to be retitled and resubmitted and related changes to the dDCO's wording would need to be made)</p>
	<b>NKDC Response:</b>	The Council does not have a preference as to whether the submitted management plans are described as 'framework' or 'outline' plans.
ENC.1.08	NKDC LCC Forestry Commission Natural England Lincolnshire Wildlife Trust Environment Agency	<p><b>Mitigation commitments</b></p> <p>Table 8-13 in ES Chapter 8: Ecology and Nature Conservation [APP-033] sets out the proposed development's mitigation commitments. Comment on the extent of mitigation measures proposed and whether they would be sufficient to achieve their objectives?</p>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	<p>The Council agrees with the views of Lincolnshire County Council (with whom it shares ecological advice) on this question, and considers that:</p> <ul style="list-style-type: none"> <li>a) the proposed mitigation measures set out in Table 8-13 of <a href="#">REP1-020</a> are appropriate, proportionate to the potential impacts and adhere to recognised good practice.</li> <li>b) If the delivery of the proposed mitigation measures is secured in final versions of control documents such as the CEMP, LEMP, OEMP and DEMP, these mitigation measures are likely to be effective.</li> </ul>
ENC.1.10	Applicant NKDC LCC	<p><b>Mitigation - Navenby Green Man Road Verges Local Wildlife Site</b></p> <p>Paragraph 8.12.7 in ES Chapter 8: Ecology and Nature Conservation [<a href="#">REP1-020</a>] identifies specific measures to limit the potential impacts to the Local Wildlife Site and that these would be included in the CEMP. Paragraph 8.12.8 in [<a href="#">REP1-020</a>] explains it may be possible to supplement the re-instated areas with seed collected from more diverse sections of the Local Wildlife Site. Table 3.4 of the FCEMP [APP-189] under ECO-C1 part b. identifies measures specific to the Local Wildlife Site.</p> <p>Comment on whether the measures set out in ECO-C1 part b of [APP-189] would adequately cover those identified in paragraphs 8.12.7 and 8.12.8 of [<a href="#">REP1-020</a>].</p>
	<b>NKDC Response:</b>	<p>The Council agrees with the views of Lincolnshire County Council (with whom it shares ecological advice) on this question, and considers that:</p> <ul style="list-style-type: none"> <li>a) additional wording and clarification is required in ECO-C1 part b of the FCEMP (APP-189) in order to ensure that it aligns with the stated intent of APP-083 Para 8.12.7 and 8.12.8 of <a href="#">REP1-020</a>.</li> <li>b) 8.12.7 of <a href="#">REP1-020</a> makes specific reference to the removal, storage and watering of turves from the LWS whereas ECO-C1 part b only refers to soils. Turves should be removed and stored to ensure that re-instatement of impacted areas of the LWS is as effective as possible.</li> </ul>

Question Number	Question to:	Question
		<p>c) 8.12.8 of <a href="#">REP1-020</a> refers to the collection of seed from more diverse areas of the LWS whereas ECO-C1 part b simply refers to the use of locally collected seed from nearby higher quality calcareous grassland where practicable. The Council agrees that it may be appropriate to use locally sourced seed to supplement any collected from the LWS, but ECO-C1 part b should still include reference to the collection of seed from with the LWS as well.</p> <p>d) Measures aimed at preventing unnecessary access and pollution / contamination of the LWS set out in ECO-C1 part b are appropriate.</p>
ENC.1.16	Applicant LCC NKDC	<p><b>Cumulative effects</b></p> <p>Table 8-16 in ES Chapter 8: Ecology and Nature Conservation [<a href="#">REP1-020</a>] identifies the residual effect for ground nesting birds of the proposed development in isolation as minor adverse (not significant). The assessment presented in Table 8-19 of [<a href="#">REP1-020</a>] concludes that there would be a negligible cumulative effect assuming appropriate mitigation measures would be included within respective developments to ensure there would be no significant residual effects.</p> <p>However, if several projects are identifying a minor adverse effect due to a loss of land for ground nesting birds, which is not significant in isolation, at what point might the effects for ground nesting birds become significant?</p>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	<p>The Council agrees with the views of Lincolnshire County Council (with whom it shares ecological advice) on this question, and is concerned about the potential for cumulative impacts on ground nesting bird species, particularly skylark, arising from the number of similar developments across the County. The Council considers that</p> <ul style="list-style-type: none"> <li>a) each development should ensure that it provides adequate mitigation for its own impacts on ground nesting birds to avoid the potential for cumulative impacts as far as possible.</li> <li>b) where several developments are all having a minor adverse effect in isolation on an ecological feature which is deemed to be of at least county-level importance there is potential for the cumulative impacts to become significant.</li> <li>c) populations of ground-nesting birds are assessed by the Applicant for this proposal as being of county-level importance. A significant effect could therefore occur if the development resulted in the loss or degradation of habitat which impacts the long-term viability of ground nesting bird populations within the county.</li> <li>d) measures currently proposed by the Applicant to mitigate impacts on ground nesting birds are adequate and considers that any negative impacts from this proposal are likely to be minor and temporary in nature if the proposed mitigation is secured.</li> </ul>
ENC.1.17	Applicant Forestry Commission	<p><b>Veteran trees –</b> Paragraph 6.6.21 in Appendix 10-H: Arboricultural Impact Assessment [APP-155] identifies that a total of five root protection area incursions for veteran trees would be required to facilitate the use of existing</p>

Question Number	Question to:	Question
ENC.1.19	NKDC	<p><b>Arboricultural Impact Assessment – mitigation</b></p> <p>The Arboricultural Impact Assessment [APP-155] identifies that the final specification for mitigation measures would be detailed in the Arboricultural Method Statement which it is proposed would be secured via the FCEMP [APP-189].</p> <p>Would the mitigation mechanism proposed by the applicant be sufficient to address the point raised in your relevant representation [RR-210] about root and stump removal and, if not, what other details would be required to address the council’s concern?</p>
	<b>NKDC Response:</b>	<p>In its Relevant Representation, the Council stated on the seventh page that:</p> <p><i>Areas of woodland felled may require root and stump removal. That may be detrimental to retained trees as there is a very high likelihood of intermeshed root systems. This should be addressed in the AIA and mitigation proposals.</i></p> <p>Requirement 14 of the draft DCO (REP1-008) states:</p> <ol style="list-style-type: none"> <li>(1) No part of the authorised development may commence until a construction traffic management plan for that part has been submitted to and approved by the relevant planning authority in consultation with National Highways.</li> <li>(2) The construction traffic management plan must be substantially in accordance with the framework construction traffic management plan.</li> <li>(3) The construction of any part of the authorised development must be carried out in accordance with the approved construction traffic management plan for that part.</li> </ol> <p>On page 103 of its response to the Council’s Relevant Representation (<a href="#">REP1-047</a>), the Applicant has stated as follows:</p> <p><i>The methodology for tree removal and stump management will be detailed in the Arboricultural Method Statement secured via the Framework CEMP [APP-189] (ref. ARB-C1). In general</i></p>

Question Number	Question to:	Question
		<p><i>stumps would be retained in situ where located within the Root Protection Area of a retained tree.</i></p> <p>The FCMEP has been updated, and the current version (Revision 2) is <a href="#">REP1-032</a> . This includes section 3 which sets out mitigation, management and monitoring measures which are to be included in the detailed, final CEMP(s) when they are drawn up. Part 3.17 Arboriculture, including Table 16, refers to the Arboricultural Impact Assessment (AIA) (<a href="#">APP-155</a>), stating that the AIA sets out a number of measures to be implemented, including for instance that, as a general statement (page 82):</p> <p><i>b. Where practicable the detailed design will be further developed to avoid or minimise impacts to trees. The final level of arboricultural impacts will be assessed and recorded as part of an Arboricultural Method Statement which will be produced as part of the detailed CEMP(s).</i></p> <p>This general approach is reflected in the subsequent more detailed tree-related text, for instance under the heading of “Tree Protection” on page 91 of the FCEMP. However, mitigation measures for potential stump removal are not specifically identified in the FCEMP.</p> <p>The FCEMP also refers to outline tree protection measures considered in Annex D of the AIA (<a href="#">APP-155</a>). However, Annex D does not refer to specific protection measures related to stump removal.</p> <p>Therefore the Council’s position is that:</p> <p>a) the application documents do not satisfactorily address the point raised in Relevant Representation [RR-210] regarding root and stump removal; and  b) the FCEMP should be amended to make it clear that the forthcoming Arboricultural Method Statement will address this particular point</p>

Question Number	Question to:	Question
ENC.1.26	Applicant LCC NKDC Natural England	<p><b>BNG Report [APP-194] – strategic significance</b></p> <p>Paragraph 2.6.2 of the BNG Report sets out that NKDC has yet to produce a Local Nature Recovery Strategy and because of that strategic significance has been assigned to habitats using the alternative methodology in line with guidance set out in the Statutory Biodiversity Metric User Guide.</p> <p>LCC, in its relevant representation [RR-157], considers that significance has not been applied in accordance with the Statutory Biodiversity Metric User Guide, as NKDC has identified criteria for assessing strategic significance (Central Lincolnshire Biodiversity Opportunity Mapping). NKDC, in its relevant representation [RR-210] also refers to a failure to apply locally adopted strategic significance criteria.</p> <p>a) Comment on what would be the most appropriate approach for assigning strategic significance within the context of the advice stated in the Statutory Biodiversity Metric User Guide.</p> <p>b) <b>NKDC</b> - provide an update on when the council’s Local Nature Recovery Strategy is expected to be published.</p>
	<b>NKDC Response:</b>	<p>b) Lincolnshire County Council (LCC) is leading on the preparation of the Greater Lincolnshire Local Nature Recovery Strategy (GLLNRS). A draft GLLNRS has been prepared and approved by the Supporting Authorities and LCC. A public consultation exercise in relation to the draft GLLNRS began on 26<sup>th</sup> January 2026, and closes on 8<sup>th</sup> March 2026. The published timetable is to consider the consultation responses and finalise the GLLNRS by May 2026, with adoption anticipated in June 2026.</p> <p>At present, the Applicant should continue to use the currently adopted methodology to define Strategic Significance and not use to the draft LNRS to inform their BNG strategy. However, should the development gain consent, the Council considers that updates to the Applicant’s BNG calculations are likely be required following the adoption of the LNRS to inform the final LEMP(s) and BNG Strategy.</p>

Question Number	Question to:	Question
		<p>The Greater Lincolnshire Nature Partnership have indicated that they are willing to share the “shape files” of the draft GLLNRS with the applicant and ExA if that would assist the examination.</p>
ENC.1.27	<p>Applicant NKDC LCC Forestry Commission Natural England</p>	<p><b>BNG Report [APP-194] – trading rules</b></p> <p>Paragraphs 3.3.2 to 3.3.6 in the BNG Report explain the trading rules. Paragraph 3.3.2 confirms that for area habitats, the trading rules within the Statutory Biodiversity Metric currently would not <b>be</b> satisfied for each distinctiveness level. That would be because of the loss of “Lakes – Reservoirs”, “Heathland and shrub – Mixed scrub” and “Cropland – Arable field margins” habitats, which would not be directly mitigated for by the proposed development.</p> <p>a) For the <b>applicant</b> - paragraphs 3.3.3 and 3.3.4 in the BNG Report provide more detail with respect to Lakes – Reservoirs’ and Cropland – Arable field margins. Clarify why a similar explanation is not provided for Heathland and shrub – Mixed scrub.</p> <p>b) Comment on the approach to the trading rules.</p>
	<p><b>NKDC Response:</b></p>	<p>NKDC requires that all trading rules be met to comply with the Statutory Biodiversity User guide . This will require the applicant to either deliver on-site or commit to purchasing local off-site units.</p> <p>The use of Rule 4 is not considered appropriate in this site’s context so cannot be used to bypass the trading rules.</p> <p>The trading rules could be addressed on-site by delivering higher distinctiveness habitat such as orchards/reedbeds or compensatory habitat of the same broad habitat type.</p> <p>It will not be possible to deliver the same broad habitat type for arable field margin, in such cases the applicant could consider whether the baseline assessment could be reviewed and whether</p>

Question Number	Question to:	Question
		<p>classification of arable field margins at baseline could instead be classified as a grassland habitat. Such as change would likely negate any trading rule issues for this habitat.</p> <p>North Kesteven District Council and Lincolnshire County Council met with the Applicant on 22 January 2026 to discuss Biodiversity Net Gain, including issues over use of the metric. The Council is happy to continue its dialogue with the Applicant on this issue.</p>
ENC.1.29	Applicant LCC NKDC	<p><b>Ecological Steering Group</b></p> <p><b>Applicant</b> - confirm its view on establishing such a group.</p> <p><b>Councils</b> - explain how it is envisaged that the ecological steering group referred to in NKDC's relevant representation [RR-210] could be secured.</p>
	<b>NKDC Response:</b>	<p>The Council envisages that the ESG could be secured by means of the following:</p> <ul style="list-style-type: none"> <li>a) Setting out the key purposes, functions and setting up of an ESG in section 7.1 of the Framework Landscape and Ecological Management Plan (FLEMP, <a href="#">REP1-040</a>) – currently, the FLEMP makes limited reference at paragraph 7.1.9 to an 'Ecological Advisory Group', so this section would require expansion.</li> <li>b) The ESG would form an element of the detailed LEMP to be submitted and approved in accordance with Requirement 8 of the DCO (<a href="#">REP1-008</a>).</li> <li>c) Participation in the ESG would require significant commitments of time from the partner organisations. Therefore the Council seeks financial contributions to fund the operation of the ESG, which could be secured through a s.106 agreement.</li> </ul>

Question Number	Question to:	Question
		<p>The Council has taken this approach at the Springwell Solar Farm DCO, the examination for which closed on 8<sup>th</sup> October 2025. The Council understands that the Examining Authority’s recommendation was submitted to the Secretary of State on 8 January 2026. The applicant for the Springwell Solar Farm DCO (Springwell Energy Farm Ltd) agreed to this approach, and links to the relevant documents on the Planning Inspectorate’s website can be found here:</p> <ul style="list-style-type: none"> <li>• <a href="#">Outline Landscape and Ecology Management Plan (oLEMP) (Tracked) Revision 5</a> – see section 7.2, beginning on page 43; and</li> <li>• <a href="#">Draft Section 106 Agreement Revision 1</a> – see in particular Schedule 3 on page 14.</li> </ul> <p>At the same time, the Council would be happy to discuss alternative mechanisms to secure funding of the ESG. The Council is of the view that this might be achieved through an Article in the DCO, which offers potential benefits in terms of savings in legal processing.</p>

Question Number	Question to:	Question
FS.1.11	Applicant LCC NKDC Natural England	<p><b>Framework Soil Management Plan</b></p> <p>Within the Framework Soil Management Plan [AS-100] mention is made of a number of documents that would need to be referred to for the management of soils, for example, the soil resource survey, DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites document, as well as the SMP.</p> <p>a) <b>Applicant</b> - for each element of the proposed development, explain the approach to managing soils during construction, operation and decommissioning. This should include the methods for stripping, storing and replacing soils, including during wet weather, and activities during the aftercare period.</p> <p>b) Comment on other matters which you consider should be included in a final soil management plan to ensure that it provides an appropriate basis for the preparation of a detailed plan for the management of soils during construction, operation and decommissioning.</p>
	<b>NKDC Response:</b>	<p>b) The Council has set out views on this topic in its Local Impact Report (<a href="#">REP1-056</a>) – paragraph 14.33 and Appendix D and in its Written Representation (<a href="#">REP1-057</a>). Particular attention is drawn to paragraph 3.17 of the Written Representation, along with Appendix A (pre-construction soil health assessment)</p> <p>The detailed Soil Management Plans should be led by the Soil Resources Survey, which is required to be carried out as part of the pre-construction planning (Framework Soil Management Plan <a href="#">REP1-037</a> section 4.1.1). In particular, soils should not be stripped or otherwise handled when 'plastic', and work should only be done when soils are dry and friable.</p>

Question Number	Question to:	Question
FS.1.14	Applicant Natural England LCC NKDC	<p><b>Framework Soil Management Plan – restoration</b></p> <p>Restoration to previous quality appears to be one of the reasons for a finding of minor adverse effect for the land temporarily affected (paragraph 12.7.42 in ES Chapter 12: Socio-Economics and Land Use [AS-016]). It is also referenced in SOC-C3 in the FCEMP [APP-189].</p> <p>Given this context, should there be a stronger commitment in the FSMP to restoring to the predevelopment grade of agricultural land? If not, explain why that is considered to be the case?</p>
	<b>NKDC Response:</b>	The Council considers that the Framework Soil Management Plan should provide a clear and unequivocal commitment to restore the land to its original grade, with the possible exception of limited areas of habitat creation, consistent with the statements made in paragraphs 12.7.41 and 12.7.42 of ES Chapter 12: Socio-economics and land use (AS-016).
FS.1.20	NKDC LCC	<p><b>Cumulative Effects</b></p> <p>The applicant has assessed the cumulative effects for agriculture in section 12.10 of ES Chapter 12 (SocioEconomics and Land Use) [AS-016]. Table 12-29 on page 71 presents the applicant’s estimates of BMV land under solar infrastructure for solar NSIPs in Lincolnshire (including the unitary authority areas), with the applicant estimating in paragraph 12.10.15 in [AS-016] that other solar NSIPs in Lincolnshire, together with the Proposed Development would occupy approximately 1.4% of the BMV land in the County.</p> <p>What are the Councils’ views on the applicant’s consideration of the cumulative effects for agriculture?</p>
	<b>NKDC Response:</b>	The Council has submitted views on the cumulative effects on agriculture as set out in paragraph 14.37 on page 45 and in Appendix D (Landscape report) of its Local Impact Report ( <a href="#">REP1-056</a> ) – particularly paragraph 23.17.

Question Number	Question to:	Question
FS.1.21	Applicant	<p><b>Sheep Grazing</b></p> <p>In terms of managing the proposed solar array areas documents such as the FLEMP [AS101] refer to either sheep grazing or the use of machinery.</p> <p>a) Should a requirement be included in any made DCO for the proposed development securing the undertaking of grazing?</p> <p>b) Paragraph 12.7.67 (page 62) in Chapter 12 of the ES [AS-016] identifies a minor beneficial effect. Clarify whether that relates to soil quality, and whether it would be dependent on the undertaking of conservation grazing.</p>
	<b>NKDC Response:</b>	<p>The Council seeks a commitment to grazing, consistent with its comments in its Local Impact Report (REP1-056) – see paragraphs 7.6, and 14.38 – 14.39 - and in its Written Representation (<a href="#">REP1-057</a>) paragraphs 3.17 and 3.19.</p> <p>Such a commitment has been provided by the applicant for the Heckington Fen Solar Park, at paragraphs 2.22 – 2.24:</p> <p><a href="#">Ecotricity (Heck Fen Solar) Ltd - Outline Operational Management Plan Rev 3</a></p>

Question Number	Question to:	Question
HE.1.02	NKDC	<p><b>Conservation area character appraisals and management plans</b></p> <p>Submit copies of maps and any adopted or emerging conservation area appraisals and management plans for the following conservation areas:</p> <ul style="list-style-type: none"> <li>a) Bassingham</li> <li>b) Boothby Graffoe</li> <li>c) Coleby</li> <li>d) Navenby</li> </ul>
	<b>NKDC Response:</b>	<p>The conservation area management plans and appraisals are provided at Appendix A to this document.</p> <p>Please note that there is no appraisal for Boothby Graffoe.</p>
LR.1.03	NKDC	<p><b>Clarification as to whether any of the land included in the Order Limits for the proposed development should be considered as being commons or open spaces for the purposes of s131 and/or s132 of PA2008</b></p> <p>With respect to the proposed Order Limits within the Witham Valley Country Park, advise as to whether any of that land should be considered as being special category land for the purposes of sections 131 and/or 132 of the PA2008? Any part of the Order Limits that is considered to be constitute special category land should be identified on a plan and the reason(s) for that conclusion should be given. <b>In answering this question, further to the applicant's response to a similar question asked during the course of Compulsory Acquisition Hearing 1, the council is requested to have regard to the provisions of s131(4B)(c) and s132(4B)(c) and the definitions for special category land included in s131(12) and 132(12) of PA2008 and s19(4) of the Acquisition of Land Act 1981.</b></p>
	<b>NKDC Response:</b>	<p>The Council is investigating this but needs a little more time to ensure that the response is wholly accurate. Therefore the Council intends to respond to this question at Deadline 3.</p>

Question Number	Question to:	Question
LV.1.02	NKDC LCC	<p><b>Applicant’s methodology for assessing landscape and visual effects</b></p> <p>Advise on whether you agree or disagree with the methodology the applicant has used to assess the proposed development’s landscape and visual effects. If you disagree with any aspect of the methodology adopted by the applicant the reason for that should be explained.</p>
	<p><b>NKDC Response:</b></p>	<p>The Council shares with Lincolnshire County Council professional advice from AAH on landscape and visual impact matters. The Council has already commented on the methodology used to assess the potential landscape and visual effects of the development in the following documents:</p> <ul style="list-style-type: none"> <li>a) paragraph 13.9 on page 31, and in Appendix A (AAH report) of its Local Impact Report (<a href="#">REP1-056</a>); and</li> <li>b) section 4.4 (page 8) of its Written Representation (<a href="#">REP1-057</a>).</li> </ul> <p>In short, while AAH broadly agrees that the LVIA methodology used by the applicant is structured in accordance with good practice guidance, the LVIA relies heavily on professional judgement in the application of sensitivity and magnitude; and it is the outcomes of that judgement, rather than the structure of the methodology itself, where AAH raises some areas of disagreement.</p> <p>Related to this, the Council has particular concerns regarding the approach to visual impacts on users of public rights of way which are discussed in connection with ExQ1 – LV.1.04 below.</p>

Question Number	Question to:	Question
LV.1.03	NKDC LCC	<p><b>Applicant’s assessment of landscape and visual effects</b></p> <p>The applicant has summarised the proposed development’s effects for landscape and visual amenity for the fifteenth operational year in Table 10-13 in ES Chapter 10: Landscape and Visual Amenity [APP-035].</p> <p>a) Advise on whether you agree or disagree with the applicant’s classification of significance of effects, for both landscape and visual amenity, for the fifteenth operational year for each receptor summarised in Table 10-13 in [APP-035]?</p> <p>b) For any receptors for which you disagree with the applicant’s classification of significance, state your preferred effect classification and explain why that is the case.</p> <p>c) For any instances of disagreement, you should also explain whether the provision of any additional or different mitigation would address your reasons for disagreeing with the applicant’s assessment.</p>
	<b>NKDC Response:</b>	<p>The Council shares with Lincolnshire County Council professional advice from AAH on landscape and visual impact matters. The Council has already commented on the findings of the applicant’s landscape and visual impact assessment in the following documents:</p> <p>i. paragraphs 13.15 – 13.21 (landscape character) and 13.24 ( bottom of page 35) - 13.27 (visual impacts) 31, and in Appendix A (AAH report) of its Local Impact Report (<a href="#">REP1-056</a>); and</p> <p>ii. paragraphs 4.5 – 4.14 (starting on page 8) of its Written Representation (<a href="#">REP1-057</a>).</p> <p><u>Landscape effects: question a)</u></p> <p>We agree that by year 15 landscape receptors subject only to temporary and/or indirect effects, notably along the cable corridor where works are below ground and land is reinstated, would not experience significant residual landscape effects, subject to the retention and protection of existing vegetation.</p>

Question Number	Question to:	Question
		<p>However, we do not agree with the applicant’s judgement of significance for a number of landscape receptors that will be subject to direct and permanent effects arising from the principal site.</p> <p><u>Landscape effects: question b).</u></p> <p>Particular disagreement is raised in relation to the following receptors summarised in Table 10-13 of ES Chapter 10 [APP-035]:</p> <ul style="list-style-type: none"> <li>• Principal Site</li> <li>• LLCA 03: Tunman Hill</li> <li>• LLCA 08: Thurlby Fenland</li> <li>• Sub-area 2: Terrace Sandlands</li> <li>• Sub-area 5: Witham &amp; Brant Vales; and</li> <li>• LCT 4a: Unwooded Vales</li> </ul> <p>For these receptors, the applicant concludes that effects reduce to Minor Adverse or non-significant by year 15. This conclusion is not agreed.</p> <p>We consider that residual landscape effects for these receptors at operational Year 15 should be classified as <b>Moderate Adverse and Significant</b>.</p> <p>This is because the development results in a fundamental and permanent change to the baseline landscape, through the introduction of large-scale solar infrastructure across an extensive area (approximately 1,368 hectares within the Order Limits). The effects arise from inherent land use change and alteration to landscape character, rather than from short-term construction activity or visual exposure alone.</p> <p>When considered cumulatively with other existing and consented NSIP-scale solar developments in the locality, the proposal contributes to a wider change in regional landscape character and land use. This reinforces the position that residual effects remain significant at year 15.</p> <p><u>Landscape effects: question c)</u></p>

Question Number	Question to:	Question
		<p>We do not consider that any additional or alternative mitigation strategies would materially alter the outcome of the residual landscape effects for these receptors. While mitigation planting may reduce localised visual prominence over time, it does not reinstate the open agricultural character, land-use function, or rural qualities that define the affected landscapes.</p> <p>As such, mitigation may reduce indirect effects but does not reduce the magnitude of direct landscape character change.</p> <p><u>Visual effects: question part a)</u></p> <p>We broadly agree that the number of visual receptors experiencing Significant adverse effects reduces between Year 1 and Year 15, primarily due to the completion of underground cable works and the establishment of mitigation planting</p> <p>We also agree that a number of sensitive visual receptors will continue to experience Significant adverse effects at year 15 including:</p> <ul style="list-style-type: none"> <li>• Recreational users of PRoW west of Thorpe on the Hill</li> <li>• Recreational users of Aubo/8/1</li> <li>• Selected receptors on the PRoW network during winter conditions; and</li> <li>• Residents and recreational receptors in close proximity to the Order Limits where screening is limited or ineffective</li> </ul> <p><u>Visual effects: question part b)</u></p> <p>We consider the applicant’s judgement of Moderate to Major Adverse and Significant effects at year 15 for the receptors listed above to be appropriate.</p> <p>These residual effects arise from the scale, extent and proximity of the Development, which results in close-range, open and sequential views of solar infrastructure along parts of the public rights of way network and from nearby residential receptors. While mitigation planting reduces visual exposure in</p>

Question Number	Question to:	Question
		<p>some locations, it does not fully screen views in winter, nor does it prevent prolonged views experienced by recreational users moving through the landscape.</p> <p>The extent of reliance on mitigation planting to reduce visual effects must be treated with caution, as poorly sited or excessive planting has the potential to introduce adverse visual effects in its own right, including loss of openness, foreshortening of views and a sense of enclosure within an otherwise open landscape.</p> <p><u>Visual effects: question part c)</u></p> <p>While mitigation planting and the proposed Outline Landscape and Ecological Management Plan (OLEMP) would assist in reducing visual effects for some receptors over time, they would not fully eliminate Significant adverse visual effects for all sensitive receptors.</p> <p>Post-submission design changes discussed with the applicant will introduce additional mitigation, including increased offsets between built development and sensitive residential receptors, the removal of solar development from the field adjacent to 5 Bassingham Road, and increased separation distances for properties in close proximity to Clay Lane, including River Farm]. These measures are welcomed and would likely reduce visual effects at a localised level.</p> <p>The scale and extent of the Development makes it difficult to fully mitigate visual effects for close-range receptors on the PRow network and nearby residential properties. The proposed permissive paths, while increasing access provision, would not mitigate effects on existing PRow users, as these routes would remain in close proximity to solar arrays and other above-ground infrastructure and would continue to experience sequential views of the Development.</p> <p>We consider that Significant adverse residual visual effects would remain at year 15 for a number of sensitive receptors, notwithstanding the implementation of mitigation.</p>

Question Number	Question to:	Question
LV.1.04	NKDC LCC	<p><b>Visual effects for users of public rights of way (PRoW)</b></p> <p>Paragraph 2.10.43 in NPS EN-3 (2023) states “Applicants are encouraged where possible to minimise the visual impacts of the development for those using existing public rights of way, considering the impacts this may have on any other visual amenities in the surrounding landscape.<sup>89</sup>”</p> <p>Most of the proposed Order Limits through which PRoWs pass is open in character. To mitigate the visual effects of the proposed development for PRoW users the applicant is proposing to plant hedgerows. Having regard to the above quote from NPS EN-3 (2023), do you consider the planting of the proposed hedgerows would or would not be an appropriate form of mitigation for users of the affected PRoWs? If you consider such hedgerow planting would not be appropriate, are there any other forms of mitigation which you consider would be more appropriate?</p>
	<b>NKDC Response:</b>	<p>The Council has already commented on the potential visual effects of the development, including in relation to hedgerow planting as screening, in the following documents:</p> <ul style="list-style-type: none"> <li>a) paragraph 13.12 on page 31, and in Appendix A (AAH report) of its Local Impact Report (LIR, <a href="#">REP1-056</a>); and</li> <li>b) paragraph 4.8 and (in respect of the Stepping Out Walks affected) paragraphs 7.58 – 7.59, 7.64 – 7.66, 7.69 – 7.71 of its Written Representation (WR, <a href="#">REP1-057</a>).</li> </ul> <p>The Council shares with Lincolnshire County Council professional advice from AAH on landscape and visual impact matters. The detailed LVIA review carried out by AAH (and appended to the Council’s LIR and WR) identified concerns regarding PRoW associated with locally promoted walking routes, including the Stepping Out Walks, which have increased recreational value and are promoted for their views and scenic quality. AAH’s further comments are as follows.</p> <p>The applicant’s assessment distinguishes between the Viking Way, assessed as having High susceptibility, and other PRoWs assessed as having Medium susceptibility. While this distinction is broadly justified for long-distance routes, AAH considers that locally promoted PRoWs associated with</p>

Question Number	Question to:	Question
		<p>the Stepping Out Walks should also be assessed as having High susceptibility due to their recreational and scenic purpose.</p> <p>In terms of mitigation, the planting of hedgerows is considered an appropriate form of mitigation for users of affected PRowS in the context of a solar photovoltaic development). The PRowS largely pass through open agricultural landscapes where a sense of openness and separation between land uses forms part of the baseline character and visual experience. Hedgerow planting reflects established landscape patterns, provides visual filtering rather than complete screening, and avoids introducing overly enclosing elements that could alter the open character of the landscape. This approach is consistent with paragraph 2.10.43 of NPS EN-3 (2023), which encourages minimisation of visual effects while having regard to wider visual amenity.</p> <p>For the majority of PRow sections, hedgerows therefore represent a proportionate and landscape-led form of mitigation. However, in specific locations where development elements are taller and more visually prominent, and where sensitive residential receptors are located at medium proximity, additional mitigation may be appropriate. In particular, the residents of Bassingham and in the vicinity of the proposed substation, the introduction of additional tree planting associated with the existing copse, extending part way along its edge, would assist in screening and softening intervisibility over time. This would remain consistent with local landscape character while addressing heightened visual sensitivity at that location.</p> <p>In addition to AAH’s comments reported above, NKDC remains concerned regarding the effects on the experience of users of the Stepping Out Walks. This includes those using the Bassingham and Villages Circular walk, who currently experience wide and open views such as that along both sides of Clay Lane. Whilst hedgerow planting may help to screen views of the solar arrays, it will also interrupt those existing open views.</p>

Question Number	Question to:	Question
LV.1.05	Applicant NKDC LCC	<p><b>Effectiveness of the proposed roadside screen planting</b></p> <p>The ExA observed while undertaking its unaccompanied site inspection 1 (USI1) that throughout the area of the proposed development all roadside hedgerows appear to be subject to managed pruning, resulting in hedgerows in the winter period being around 1.5m to 2.0m in height above carriageway level.</p> <p>a) <b>Councils</b> - is there local legislation in force (a byelaw or similar) requiring roadside hedgerows to be subject to managed pruning applying to the proposed Order Limits and the nearby area?</p> <p>b) If the proposed roadside hedgerow planting was to be pruned in the manner observed by the ExA during its USI1, would those hedgerows provide effective screening for the proposed development? For example would the proposed array area occupying field 62 on sheet 8 of Figure 7.15-1 in the FLEMP [Appendix A in AS-101], adjoining Clay Lane west of Bassingham and east of Norton Disney be effectively screened by the proposed roadside hedgerow planting?</p>
	<b>NKDC Response:</b>	<p>a) The Council is not aware of any local legislation such as bye-laws in the area which require the managed pruning of roadside hedgerows.</p> <p>b) If the roadside hedgerow planting proposed in the application were to be managed at a height of 1.5m - 2.0m alongside Clay Lane, AAH have commented that the hedgerows would provide limited screening, particularly during the winter period. At these heights, they would function primarily as low-level visual filtering rather than effective screening of the proposed development.</p> <p>AAH go on to state that:</p> <p>‘Within the local landscape, there are occasional examples of hedgerows maintained at approximately 3.0–3.5 metres, although this is relatively uncommon. Where feasible, such hedgerow heights, combined with the inclusion of occasional hedgerow trees, could be used strategically to mitigate views along PRowS and roadside receptors. Hedgerows of approximately</p>

Question Number	Question to:	Question
		<p>4.0 metres should be limited to locations where visual effects would otherwise be moderate to significant and where no alternative mitigation would be appropriate.</p> <p>This is not a criticism of hedgerow mitigation in principle, but of its uniform application without sufficient differentiation between routes whose recreational value is explicitly derived from openness and long views</p>
PE.1.02	NKDC	<p><b>Dust Management Plan</b></p> <p>Would the level of detail in the FCEMP [APP-189] be sufficient to understand the proposed dust mitigation measures for the construction period and thus provide an adequate framework for the preparation of a final dust management plan?</p>
	<b>NKDC Response:</b>	<p>The Council is satisfied that the FCEMP sets out the principles and best practices expected, and will provide an adequate framework for the development of the detailed CEMPs, containing dust management plans.</p>
PE.1.05	Applicant NKDC LCC	<p><b>Socio-economic assessment of decommissioning effects – temporary workforce</b></p> <p>Paragraph 12.7.74 in ES Chapter 12: Socio-Economics and Land Use [AS-016] states that it is assumed that the same number of jobs required for constructing the proposed development would be needed to carry out the activities required to remove the infrastructure from the site. However, no assessment of effects on local accommodation facilities or the effects of an influx of workers is presented.</p> <p>Comment on the need for any effect during the construction phase to be covered in the assessment.</p>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	<p>The Council has assumed that in the last part of the question, there is a typographical error, and views are sought on the need for effects during the decommissioning phase to be covered.</p> <p>In the Council’s view, it is very difficult to carry out a meaningful assessment of the effects on accommodation facilities and the effects due to an influx of workers at the point of decommissioning, which would be at a date likely to be in excess of 60 years hence. Factors such as the amount and type of accommodation available at that time are entirely unknown.</p> <p>In the absence of reliable forecasts for such a distant point in the future, the only practical recourse is to assume the number of workers, accommodation and other relevant factors would remain broadly the same as at the current time for the decommissioning stage, while accepting that this represents a ‘best guess’ rather than an accurate assessment.</p> <p>Therefore the Council does not raise any concern about the absence of a decommissioning stage assessment of those types of effects.</p>
PE.1.07	NKDC	<p><b>Skills and Education Package</b></p> <p>Clarify whether the skills and education package that is sought in [RR-210] would be a mitigation or an enhancement measure.</p>
	<b>NKDC Response:</b>	<p>The Planning Statement (<a href="#">AS-099</a>) at paragraphs 5.3.17 to 5.3.19 on page 49 outlines the number of jobs that could be created by the development through the construction, operational and decommissioning phases. These figures are drawn from ES Chapter 12 Socio Economics and Land Use (<a href="#">AS-016</a>). The majority of jobs would be during the 24 – 30 month construction phase, when it is estimated that a total of 350 construction jobs would be involved on average (12.7.3). However, when taking economic multipliers into account, this number rises to 394, comprising 177 jobs for people within a 60 minute drive time, but the majority (217) based further afield (see table 12-23 on page 12-</p>

Question Number	Question to:	Question
		<p>52). The Planning Statement also refers to the construction of the development creating 600 Full time Equivalent jobs (paragraph 7.3.8).</p> <p>ES Chapter 12 also concludes that there would be a neutral effect on agricultural employment due to the development, notably because landowners have indicated that although agricultural land would be taken out of production, income from the solar farm would be invested into diversification schemes involving additional employment (see for instance paragraphs 12.7.50 – 12.7.53). Employment during the operational phase is likely to be much lower (total net employment 5 jobs – see Table 12-27 on page 12-60); but could rise significantly during the decommissioning phase.</p> <p>ES Chapter 12 goes on to estimate the Gross Value Added (GVA) by the development to the economy. For the local economy, paragraphs 12.7.16 – 12.7.19 and Table 12-24 indicate that this would add £12.3M GVA to the area within a 60 minute drive time; and that given the size and medium sensitivity of the District, this would represent a minor beneficial (not significant) effect on the local economy.</p> <p>Nevertheless, the Planning Statement indicates at paragraph 5.3.19 that this represents an economic benefit which the submitted Framework Employment, Skills, and Supply Chain Plan (FESSCP) (<a href="#">APP-197</a>) seeks to maximise for the local community. The focus of the FESSCP (para 1.1.2) is on:</p> <ul style="list-style-type: none"> <li>• opportunities for the involvement of local companies in the construction and operation supply chain;</li> <li>• the ability of local residents and businesses to access employment and apprenticeship opportunities associated with the construction and operation of the Proposed Development; and</li> <li>• the ability of research organisations to use the DCO Site to enable research and innovation in the renewable energy sector.</li> </ul>

Question Number	Question to:	Question
		<p>On this basis, North Kesteven District Council considers that a skills and education package could potentially deliver enhancements related to the development, rather than representing a mitigation measure to avoid or reduce its harmful effects on employment.</p> <p>EN-1 paragraph 5.13.11 recognises the socio-economic benefits which may arise from a project; and paragraph 5.13.12 suggests that the Secretary of State may wish to include a requirement for the local authority to approve an ‘employment skills plan’ to secure local employment and skills development opportunities.</p> <p>EN-1 paragraph 5.13.11 sets out that the Secretary of State ‘... <i>should consider any relevant positive provisions the applicant has made or is proposing to make to mitigate impacts (for example through planning obligations) and any legacy benefits that may arise as well as any options for phasing development in relation to the socio-economic impacts</i>’.</p> <p>As paragraphs 23.6 and 23.7 of the Council’s LIR (<a href="#">REP1-056</a>) point out, policy S28 of the Central Lincolnshire Local Plan also offers some support to the employment generating aspects of the project in so far as it would ‘... <i>strengthen the Central Lincolnshire economy offering a wide range of employment opportunities focused mainly in and around the Lincoln urban area and the towns of Gainsborough and Sleaford ...</i>’.</p> <p>The Council will work with the applicant to ensure that the content of the FESSCP is fit for purpose in securing these potential benefits which are supported by policy, not least given that ‘legacy’ benefits potentially accruing (i.e. over the lifetime of the development) are specifically referred to as a matter that the Secretary of State should have regard to.</p> <p>However, the Council foresee three main problems with the suggested arrangements for producing and implementing the suggested detailed ESSCPs in order to secure the claimed benefits:</p>

Question Number	Question to:	Question
		<p>a) Requirement 19 ‘Employment, skills and supply chain’ in the draft DCO secures the production of a detailed ESSCP for each part of the development prior to the commencement of that part. However, that wording would not in itself provide adequate triggers to ensure that the timelines for developing and delivering the package set out in section 4.3 of the FESSCP (<a href="#">APP-197</a>) are met. If the detailed ESSCPs are not in place early enough, they will miss opportunities presented by the main construction period, which could begin in 2031.</p> <p>b) Also, the Council has concerns that the way in which the Requirements in Schedule 2 of the DCO are worded and structured would mean the production of a number of detailed ESSCPs, one for each ‘part’ of the development. This does not seem an efficient or practical way of approaching the issue.</p> <p>c) Finally, the Council considers that in order to adequately secure the delivery of the ESSCP(s) in practice, a commitment to funding is required.</p> <p>On this last point, Appendix B to this document is a copy of a s.106 agreement signed between the Council and the developer (and others) for the Heckington Fen Solar Park project granted DCO on 24 January 2025. That s.106 agreement contains obligations in respect of a ‘Skills and Education Contribution’, amounting to the payment of a sum of £50,000.00 per annum (index linked), with further detail provided in Schedule 2. The Council has taken the same, consistent approach with all solar NSIPs in its area, and seeks the same contribution from the Fosse Green Energy development. Nevertheless, as for the requested contribution to fund the Ecological Steering Group (see ExQ1 ENC.1.29), the Council is prepared to discuss alternative mechanisms to secure funding of the ESSCP – for instance via an Article in the DCO, which offers potential benefits in terms of savings in legal processing.</p> <p>But without points a) – c) above being addressed, the Council considers that the ExA should not afford to the proposed development the moderate positive weight in the ‘planning balance’ which the Planning Statement (<a href="#">AS-099</a>) attributes via employment and skills benefits (paragraph 7.3.8).</p>

Question Number	Question to:	Question
TT.1.01	Applicant NKDC LCC	<p><b>NPS EN-1 (2023)</b></p> <p>Paragraph 5.14.21 of NPS EN-1 states that the Secretary of State should only consider refusing development on highways grounds in the absence of a demonstration of how consideration has been given to the provision of adequate active public or shared transport access and provision. Paragraphs 5.14.7, 5.14.9 and 5.14.11 of NPS EN-1 identify measures to be considered in that regard.</p> <p>The measures proposed to promote sustainable modes of transport are set out in the Framework Construction Traffic Management Plan (FCTMP) [AS-102]. Paragraph 1.2.1 of [AS-102] refers to the preparation of a combined FCTMP and Travel Plan.</p> <p>a) Would the identified measures in the FCTMP go far enough?  b) Is sufficient detail provided in the FCTMP to provide a context for securing a detailed travel plan? If not, what other matters should be included?</p>
	<b>NKDC Response:</b>	NKDC defers to Lincolnshire County Council as Highway Authority on this matter.
TT.1.11	Applicant NKDC LCC	<p><b>Assessment of likely impacts and effects – construction traffic</b></p> <p>Table 13-26 in ES Chapter 13: Traffic and Transport [APP-038] identifies the forecasted construction traffic movements on each link within the study area, which has formed the basis of the assessment of effects. To ensure that effects do not arise that have not been assessed in the ES, comment on whether the movement figures stated in Table 13-26 should be secured by including a requirement within the dDCO.</p>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	NKDC defers to Lincolnshire County Council as Highway Authority on this matter.
TT.1.15	Applicant NKDC LCC	<p><b>Construction traffic routes</b></p> <p>The proposed HGV and abnormal indivisible load routings are shown on Figures 13-4 and 13-5 [AS-072] [AS-073].</p> <p>a) <b>LCC</b> – would the proposed routes be acceptable, if not explain why that is considered to be the case?</p> <p>b) To ensure that effects would not arise that have not been assessed in the ES, should the HGV and abnormal indivisible load routings be secured via a requirement within the dDCO?</p>
	<b>NKDC Response:</b>	Although NKDC defers to Lincolnshire County Council on highway matters in general, the Council would support securing HGV and abnormal indivisible load routeings via either an agreement within the DCO, or a binding side agreement. From the District Council’s point of view, this is perhaps for residential amenity purposes to avoid using routes through settlements as much as for highway safety and capacity reasons.
TT.1.16	Applicant NKDC LCC <b>National Highways</b>	<p><b>Abnormal Indivisible Loads</b></p> <p>a) <b>Councils and National Highways</b> - is there sufficient detail on the abnormal indivisible loads in the application documents, such as ES Chapter 13: Traffic and Transport [APP-038], the FCTMP [AS-102] and the FCEMP [APP-189] to understand what would be required and the effects? If not, what other information do you consider would be necessary?</p> <p>b) Are there any implications arising from the fact that only a preliminary vehicle swept path assessment has been undertaken for the routes to the Principal Site and the Cable Corridor access points so far (paragraph 5.7.3 in [AS-102])?</p>

Question Number	Question to:	Question
	<b>NKDC Response:</b>	The Council defers to Lincolnshire County Council as Highway Authority on this matter.
TT.1.19	LCC NKDC	<p><b>Framework Public Rights of Way Management Plan</b></p> <p>Is there sufficient clarity in the Framework Public Rights of Way Management Plan (FPRoWMP) [APP-195] to provide an understanding of what is proposed for the affected PRowWs? If not, what other details would be necessary?</p>
	<b>NKDC Response:</b>	<p>The Framework Public Rights of Way Management Plan (FPRoWMP) (<a href="#">APP-195</a>) is concerned with accessibility and safety through the phases of the proposed development (see for instance paragraph 1.2.1).</p> <p>The Council defers in general to Lincolnshire County Council as Highway Authority on most rights of way issues.</p> <p>However, it is considered that the FPRoWMP sets out in general terms what is proposed for the affected PRowWs. What is lacking is the detail – such as crossing construction, means of segregation etc for each right of way affected - but DCO Requirement 18 is intended to secure detailed PRowWMPs for each part of the development.</p> <p>The Council suggests that, rather than deal with permissive paths via the Framework Landscape and Ecological Management Plan (<a href="#">APP-196</a>), it may be more straightforward to include permissive paths in the FPRoWMP and the detailed PRowWMPs. Permissive paths are already shown on the Streets, Rights of Way and Access Plans (<a href="#">REP1-004</a>), and the proposals in the FPRoWMP use parts of existing permissive paths. This may ensure a more holistic approach to the package of permissive routes and statutory rights of way affected and provided by the development.</p>

Question Number	Question to:	Question
TT.1.28	<p>NKDC LCC Applicant</p>	<p><b>Permissive paths</b></p> <p>a) <b>Applicant</b> - Explain the reason behind the proposal to provide 9.5km of additional permissive paths rather than permanent additional paths.</p> <p>b) <b>Councils</b> – Provide comments about the applicant’s proposals for providing permissive paths.</p>
	<p><b>NKDC Response:</b></p>	<p>The Council commented on permissive paths in section 17 of its Local Impact Report (<a href="#">REP1-056</a>), starting on page 57. In particular, some issues were highlighted regarding the proposals for permissive paths in paragraphs 17.13 and 17.22; and some of these concerns were also raised at Issue Specific Hearing 1, including that it was not clear that existing permissive paths had been identified on the submitted plans; nor that the proposed permissive paths would in practice be entirely in addition to what already exists.</p> <p>The Council has since set out its position on permissive paths in more detail in section 7 of its Written Representation (<a href="#">REP1-057</a>), including in relation to the Stepping Out Walks, which it is hoped answers the ExA’s question b) above. The Council looks forward to seeing the response of the applicant, and until then does not propose to make any further detailed comments.</p>

Question Number	Question to:	Question
WE.1.02	Applicant Environment Agency Natural England NKDC LCC	<p><b>Drilling fluids</b></p> <p>The FCEMP [APP-189] under WAT-C6 identifies mitigation measures for managing drilling muds and wastewater.</p> <p>a) Has sufficient detail been provided in the FCEMP [APP-189] to understand what action would be taken in the event of there being a drilling fluid leak? If not, what additional details should be submitted by the applicant?</p> <p>b) Notwithstanding the identified mitigation measures, would it be possible that in the event of a substantial breakout, for some drilling fluid not be contained? In such a scenario, what would be the residual impact for the environment?</p>
	<b>NKDC Response:</b>	<p>The District Council offers the following comments regarding the potential impacts of escaping drilling fluids on human health, and defers to the views of the Environment Agency and others in respect of the potential effects on the wider environment such as ground and surface water quality.</p> <p>As a general point, the Council considers that, based on the FCEMP, the risk of adverse impacts from contamination arising from a drilling fluid escape is likely to be low, not least because it is proposed to use water and mud as the drilling fluid.</p> <p>a) FCEMP advises that the possibility of leakage will be risk assessed, and the process can be re-evaluated. However, the FCEMP does not provide a great deal of detail on this topic, and it is advised that a more specific management plan should be provided for the Council to review.</p> <p>b) The Council considers that it is not possible to answer this question in the absence of further context, such as:</p> <p style="padding-left: 40px;">i) where the impact has occurred – as ground conditions vary a great deal across the site;</p>

Question Number	Question to:	Question
		ii) how much fluid has been lost; and iii) what receptors might be affected



**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –  
Responses to Examining Authority’s First Written  
Questions & Requests for Further Information (PD-011)  
Appendix A1:  
Bassingham  
Conservation Area Appraisal**

prepared by  
**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP  
Planning Inspectorate reference: EN010154  
February 2026**

# Bassingham Conservation Area Appraisal

## Adopted December 2016

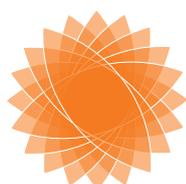


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**Appendix 1.** Draft local list methodology and criteria

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# 1. Introduction

Bassingham Conservation Area was designated in 1991. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

A comprehensive survey was been carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. As a result of this consultation the proposed boundary was amended and additional information included on the historical development of the conservation area. The conservation area appraisal was formally adopted at a meeting of the Full Council of North Kesteven District Council on 15th December 2016.

## 2. Scope of appraisal

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal will:

- **Identify and record the special character of the conservation area**
- **Review the existing boundaries of the conservation area and suggest changes where necessary**
- **Identify and record buildings and structures of local interest**
- **Provide a framework against which future development can be assessed**
- **Identify any negative factors which harm the special character of the conservation area**

## 3. Planning policy context

### National policy

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at [www.planningguidance.planningportal.gov.uk](http://www.planningguidance.planningportal.gov.uk)

## Local policy

### North Kesteven Local Plan (2007)

#### Local Plan Policies

Policies HE7, HE8 and HE11 of the saved North Kesteven Local Plan refer specifically to development in conservation areas. The full text of the policies reads as follows:

#### **Policy HE7 Development in a conservation area**

Planning permission will be granted for development (including new buildings, changes of use, alterations and extensions) within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance.

#### **Policy HE8 Demolition within a conservation area**

Planning permission will be granted for proposals involving the demolition of all or substantially all of an unlisted building in a conservation area provided that:

1. The building does not make a positive contribution to the character or appearance of the area; or
2. The building or structure is beyond reasonable repair; or
3. Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention. Where permission is granted for demolition and a vacant site would harm the character of the area, a condition will be applied to prevent demolition being carried out until a redevelopment scheme has been permitted and contractually secured.

#### **Policy HE11 Advertisements in conservation areas, on listed buildings and on scheduled ancient monuments**

Consent will be granted for advertisements to be displayed within conservation areas, or on listed building or scheduled ancient monuments provided that:

1. Public safety will not be compromised; and
2. The advertisement will not adversely affect;
  - a. the architectural or historic interest or setting of a listed building or scheduled ancient monument; or
  - b. the character or appearance of a conservation area.

## **Emerging Central Lincolnshire Local Plan (2016)**

Emerging Policy LP25 of the 'submitted draft Central Lincolnshire Local Plan also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

## **Additional planning controls within conservation areas**

### **Planning permission**

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

### **Works to trees**

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

## Article 4 Directions

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works comprising any of the following:

- the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.

## **Boundary changes**

As part of the appraisal process the boundaries of the conservation area were reviewed and the following changes made (for a larger scale map please see Appendix 1).

The following areas and/or buildings are to be removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes since the conservation area was designated.

The Manor, 25 Newark Road;

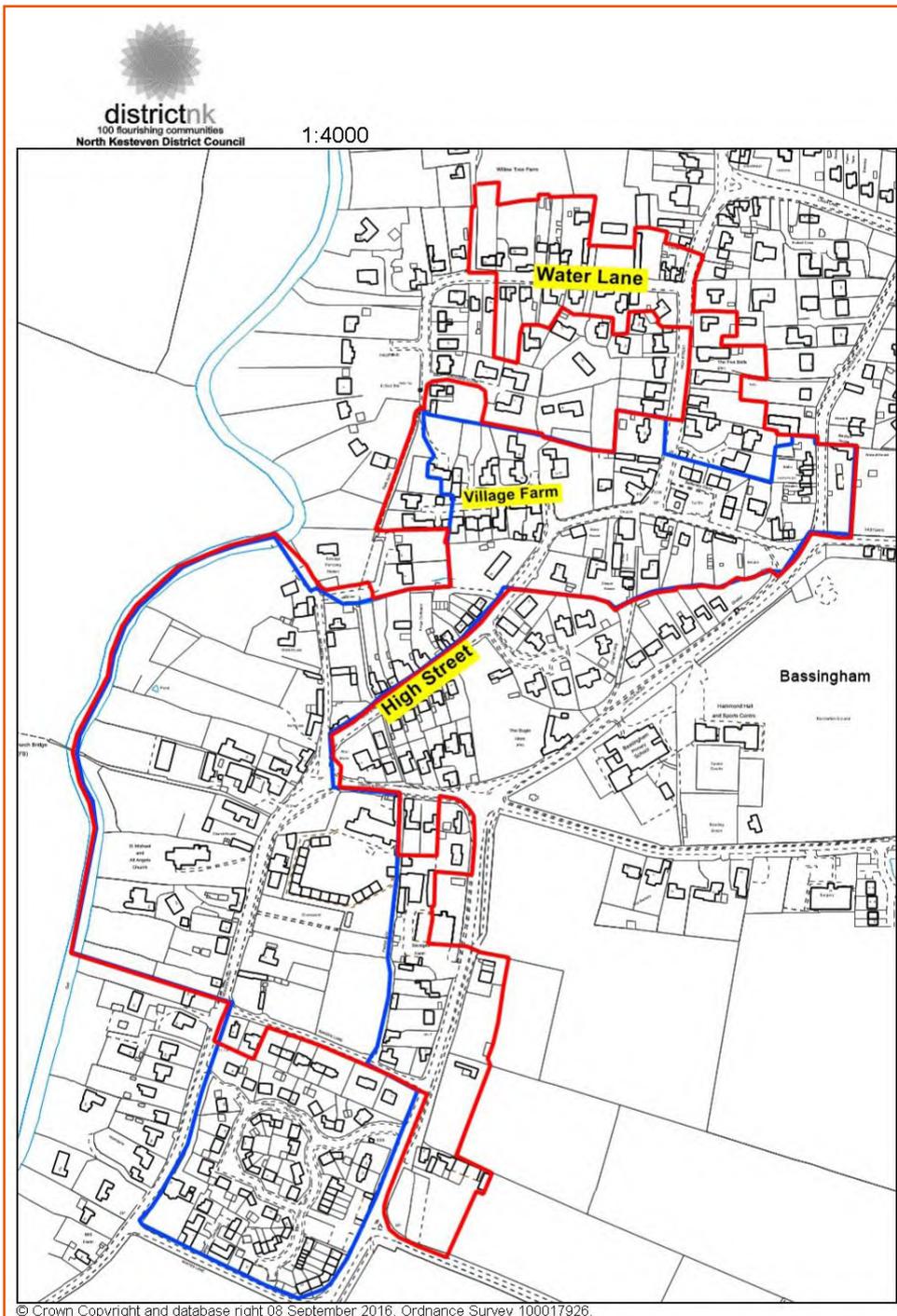
- Manor Orchard: Nos 1, 2, 3, 4, 5, 6;
- Ash Tree Way: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 33, 35, 37, 39, 41, 43, 45;
- Manor Paddocks: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 16, 18, 20;
- Bakers Lane: Nos 4, 6, 6A, 8, 10, 12, 14.

The following areas are included within the conservation area due to their special architectural or historic interest.

- Bakers Lane: No17;
- Carlton Road: Nos 2, 4, 14, 16, 18, 20, 21, 22, 37; 43
- High Street: Nos 10, 11, 17 (Five Bells), 19, 21, 23, 25, 25A, 25B, 27;
- Village Farm: Nos 6, 8, 9;
- Water Lane: Nos 1, 1A, 2, 3, 4, 6, 7A, 8, 9, 10, 11, 15, 16, 17, 18, 20, 22, 24, 26, 28, 30, 33, Barn Adjacent to 33 Water Lane, Water Lane Salon.

The maps on the following pages show the old and new boundaries.

# Map 1: Conservation Area old and new boundaries

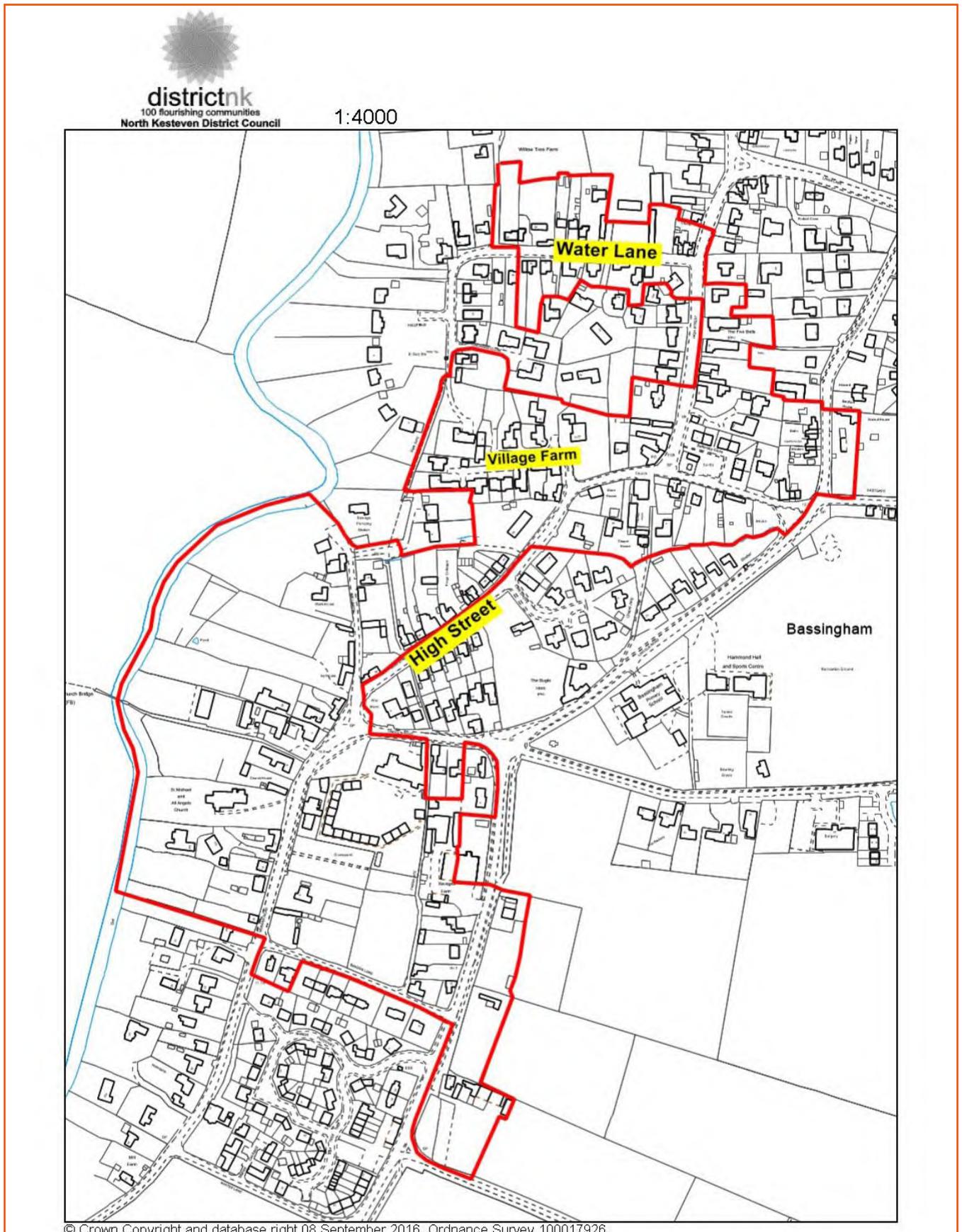


Old Boundary



New Boundary

# Map 2: New conservation area boundary



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## 4. Overview

Bassingham Conservation Area was designated in June 1991. It has an area of around 13 hectares and covers the central and southern parts of the village, with Newark Road/High Street forming the central spine. Much of the western boundary of the conservation area is sharply defined by the river.

To the south the conservation area boundary is defined by the change in character from the village core to more

modern development around the periphery of the settlement. The village townscape continues outside the northern and eastern edges of the conservation area, with the boundary lines following a combination of street edges, back lanes and private property boundaries.



## 5. Location and setting

The River Witham forms the western boundary of Bassingham, which is located on the slightly higher eastern bank and has evolved into a medium sized village from a modest agricultural settlement. It is located approximately 11 miles southwest of Lincoln, in a generally flat, fertile farmland area known as the Witham and Brant Vale. The village planform is similar to that which distinguishes many other 'Vale' settlements, comprising an irregular north-south, east-west grid street pattern, interconnected with a network of lanes and with no clearly defined central feature.

## 6. Historical development

Throughout Lincolnshire, Anglo-Saxon invasions during the fifth and sixth centuries introduced more systematic methods of cultivation and formal patterns of land management. Extensive tracts of woodland were cleared and areas defined which often continue to be reflected in present day parish boundaries. The village of Bassingham has its origins in this period, as around 600 AD a group known as 'Basa's children' set up an agricultural settlement on the eastern bank of the River Witham. Evidence of the early settlement remains in the traces of earthworks and many finds of late Saxon pottery sherds and metal items in and around the village. By approximately 800 AD, parish boundaries had been defined and an early Church founded in a timber building.

The name of the village derives from Old English and means 'the homestead, or the estate of the Basingas'. The settlement is recorded as 'Basingeham' in the Domesday Book of 1086 and described as a manor belonging to the King. At that time the village had a church and priest, and a population of about 44 people, including 35 villeins, 8 cottagers and 1 yeoman. It is also recorded in the Domesday Book that two water mills existed in association with the Manor at Bassingham. The village Church was destroyed by an earthquake in 1185 and subsequently rebuilt. Many elements from this period survive in the present day Church, making it by far the most historically significant building in Bassingham.

By the early to mid seventeenth century, the settlement had extended as far as the area now occupied by Manor Farm, with cartographic evidence suggesting that the site was divided into tofts and crofts sometime after 1629. At the time of land enclosure in 1654, fields and lanes within the village defined the form of the settlement and the pattern survives to the present day. However, the original vernacular buildings of the village have been lost, as a serious fire in 1664 destroyed most of the mud and stud structures, while extensive flooding in 1912 destroyed many of the subsequent buildings. The historic evolution of the village is therefore typified by a persistent pattern of redevelopment and many of the present buildings and structures within the conservation area stand on sites previously used for other purposes. The war memorial, which now stands on a site once occupied by a Smithy, is one such example.

Most of the vales in North Kesteven are of clay and until the end of the 19th century, vale settlements such as Bassingham invariably had their own brick pit. This resulted in the production of locally characteristic bricks which gave the built form of each settlement a distinctive appearance. Although few remains of brick kilns survive, evidence of their previous existence is recorded in street names such as Brick Kiln Lane, which branches off Carlton Road, to the south-east of the village. Due to the low lying setting, many of the Vale settlements also cultivated groves of willows for use in wickerwork and basketry, and an osier shed (where willows were treated prior to use) previously existed in the area now occupied by Battersby Close, in the north-east of the conservation area.

Changes in farming practices in the mid-19th century, together with a significant increase in population throughout the 20th century, have led to the construction of several contemporary buildings on infill plots within the centre of the village, while the continuing demand for new housing has resulted in modern estates being developed on the settlement edges.

The population of the village was recorded at approximately 44 people in 1086 and by 1563 there were 61 households within the settlement. Over a century later, there had been little increase and this may be reflective of the general population decline in many rural areas during the 16th and 17th centuries. Changes in agricultural practices and the subsequent enclosure of land had a

significant effect on land settlement patterns and led to widespread migration to towns. By the early 18th century, Bassingham had 70 households, with the population steadily increasing to 413 at the beginning of the 19th century. There was then an accelerated increase, with numbers peaking in 1861 at 928, followed by another gradual decline to about 600 people at the beginning of the 20th century. Throughout the following decades, the population expanded at a more rapid rate and the village had a population of over 1300 at the beginning of the 21st century and 1425 at the time of the 2011 census.

## 7. Landscape and open spaces

The dispersed pattern of development has allowed trees, shrubbery, well planted gaps between buildings and a number of small, green open spaces to make a significant contribution to local character. Many of the roads within the conservation area are edged with soft verges which together with the surrounding greenery, give an informal and rural quality to the streetscene.



Although the village planform has no formally defined centre, the landscaped open space to the north of The Old School is reminiscent of a traditional village green and this, together with the presence of the War Memorial, suggests something of a central point. The open green space includes several trees and some interesting items of street furniture. As a millennium project, an arrangement of decorative brickwork panels was erected to celebrate the brick making heritage of the village, while the agricultural origins of the settlement are recalled by the presence of an adjacent sculpted timber bench which represents the Parish Bull that once grazed on fields within the village. The sense of spaciousness, irregular building line, varied boundary treatments and abundance of greenery that result from the dispersed pattern of development and give the conservation area much of its distinctive character, all have a particularly strong presence at this location.

Hedges of native species such as hawthorn would have been the predominant form of boundary treatment within the village in earlier times, but more recently evergreen species with dense foliage have become increasingly common as they provide year-round privacy to domestic gardens.

## 8. Public Realm

There are few examples of street furniture within the Bassingham conservation area. However, the quirky, individually designed items set within the green open space opposite the war memorial are highly distinctive features which make a significant contribution to local character, while recalling the agricultural heritage of the village.

Hard surfaces throughout the conservation area lack distinction and uniform tarmac surfaces are common, while streetlights are of standard, suburban style. Although practical and effective, these utilitarian features make little contribution to a locally distinctive sense of place and fail to differentiate the conservation area from adjacent, less historically significant areas.



## 9. Sense of Enclosure, Planform and Boundary Treatments

The traditional dispersed pattern of development with wide spaces between buildings has resulted in a gentle sense of enclosure to the historic streets and lanes throughout the conservation area. Although buildings are frequently located at or near the pavement's edge, giving strong definition to the street, they are generally well spaced and interspersed with trees and shrubbery.

An irregular building line is a characteristic feature and where buildings are set further back, low brick walls, railings and hedges provide a visual link between them and continue the gentle sense of enclosure. In many places, low boundary walls fronting the street support good examples of original C18 and C19 century iron railings. As buildings either edge the pavement or sit behind visually permeable front boundary treatments, there is an active sense of engagement with the streetscene.



The planform within the conservation area corresponds to that of many other neighbouring settlements, where there is no clearly defined central point, but an irregular north-south, east-west grid street pattern, interconnected with a network of lanes. It is likely that many property boundaries, yards, alleyways and back lanes in the conservation area, such as those to the rear of 54-62 High Street, reflect very early boundaries and the dispersed pattern of development has allowed generous spaces between buildings to become a locally distinctive feature.

Historically, streets were laid out in accordance with blocks of earlier open fields that were set out in strips prior to the Enclosure Acts, and clusters of buildings located on the edges of the field strips gradually evolved into agricultural settlements. Many of the long, narrow plots typical of that pattern of development remain within the western part of the conservation area and thus continue to reflect the early burgage plot system. Prior to Land Enclosure, the fields surrounding Bassingham were farmed from farmsteads within the village. However after this event, farmsteads were established in the wider parish, leaving former agricultural sites within the village open to subsequent development.

Recent infill and backland development within some parts of the conservation area has somewhat eroded the earlier grid form and dispersed development pattern typical of Vale villages, although the distinctive, irregular north-south, east-west street pattern and interconnecting network of lanes remain largely discernible. In some instances, street names reflect preceding functions and an example of this evident in the name of the small lane connecting High Street with the eastern bank of the river Witham. The lane is known as Hall Wath, which is locally understood to mean a ford, or crossing place.

A number of footpaths, many probably reflecting ancient rights of way, permeate the village and connect it to the surrounding countryside. One such pathway, connecting Bakers Lane with Lincoln road, is known as Paddy's Jetty and the name recalls an influx of Irish railway construction workers who came to the village in the mid-19th century.



## 10. Built form

The built form of Bassingham Conservation Area is typified by clusters of 18th and 19th century buildings interspersed with more recent infill elements. Buildings fronting the streets are now largely residential, although a wide variety of agricultural and service uses previously existed within the village. Some evidence of this remains in the prevalence of ancillary buildings in rear yards that while converted to new uses, still retain traces of their earlier agricultural functions and form. With the exception of the occasional row of former workers cottages, such as the group fronting High Street at the junction with Hall Wath, most of the historic buildings in the conservation area are detached, although visually linked together by roadside walls or hedges.

Traditional buildings are predominantly two stories in height and the strong vertical emphasis typical of 18th and 19th century architecture is clearly evident.

However, many of the newer infill buildings have departed from these traditions and are frequently of single storey with a markedly horizontal rhythm.

## 11. Architectural details

Building materials are generally consistent with the vernacular palette and include red brickwork and clay pantile, some slate, occasional render and a rare domestic example of limestone at Church House. Many of the newer infill buildings have however introduced a wider range of brick colours, together with modern alternatives to the traditional roofing materials of the village. Elevational treatments of the 18th and 19th century buildings are relatively austere, with few embellishments other than brick arches, projecting bands and occasional dentils.



Brick work in Flemish bond with contrasting headers and stretchers is a characteristic local feature, while several of the more impressive 18th century houses retain distinctive Georgian door casings complete with boot scrapers. Roof ridges are aligned in a variety of directions, with the steeply pitched roof-slopes of the older buildings forming a distinctive roofscape that is well punctuated with large chimney stacks of strong vertical rhythm. Chimneys are usually internal with gable or mid ridge stacks, although occasional mid-slope stacks occur, with particularly prominent examples evident at 48 High Street. Roofs have mainly undecorated verges and eaves and plain gable ends are the traditional village form. Many of the newer infill buildings have however departed from the gabled tradition and hipped roofs have gradually become more frequent.

Where original fenestration exists, it is usually in the form of sliding sash windows with a strong vertical emphasis. Traditionally, such windows were set in a generous reveal which, together with the central step in the sashes, resulted in well-defined shadow lines that effectively articulated building facades. Surviving examples of side hinged casements and horizontally proportioned traditional sliding sash windows are relatively few and the distinctive character of many of the historic buildings has been eroded by the introduction of unsympathetically designed modern windows. Dormer windows are not a feature of traditional village buildings and generally they have generally been successfully avoided in the more prominent of the newer infill buildings.



A distinctive feature of Bassingham conservation area is the frequent existence of bricked up window openings, known as blind windows. These bear witness to the significant social and architectural effects of the 'window tax' of the 18th and 19th centuries and in some cases, the brickwork used to close window openings was painted to mimic the previous appearance of the window. An example of this quirky treatment is clearly evident at The Grange, a distinctive early 18th century listed building which is a dominant presence in the conservation area.



## 12. Landmarks

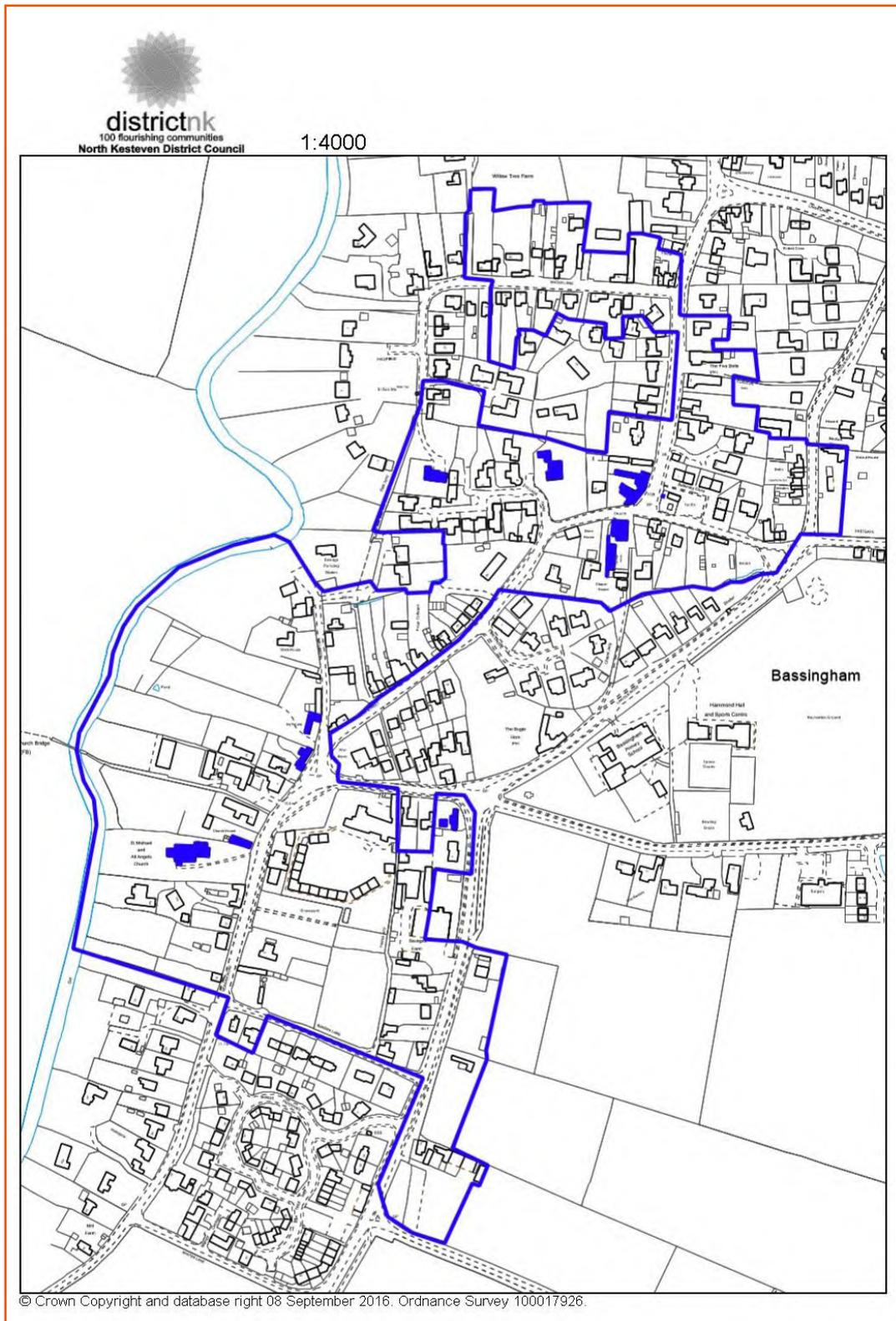
Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation area which are shown on the map below. They are explored in further detail in the sections dealing with the individual character areas.



## 13. Listed Buildings

A map showing all the listed buildings within the conservation area is below. It was correct at time of going to press but for up to date information on listed buildings please see [www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/).

# Map 3: Listed Buildings (conservation area boundary as proposed)



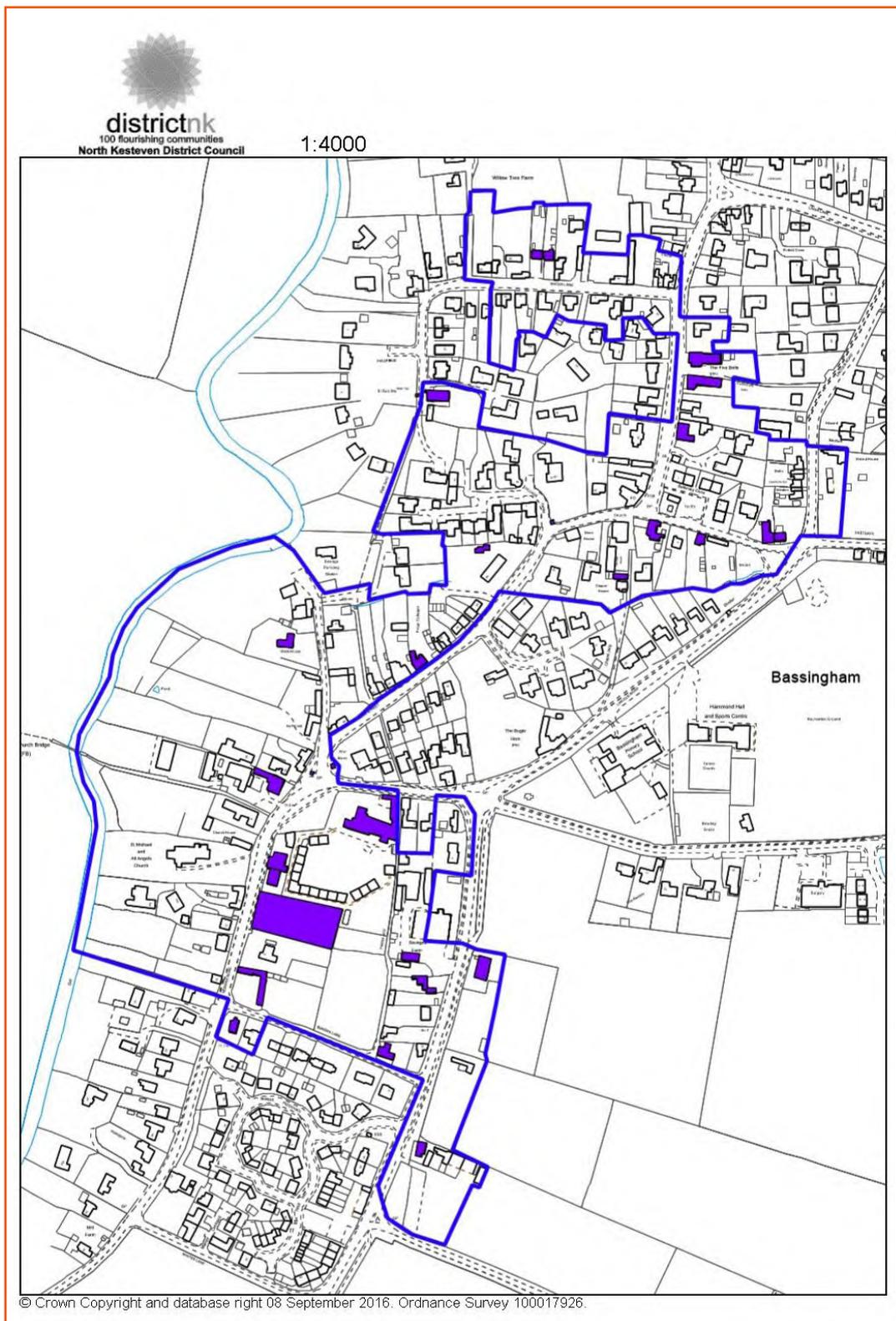
  
Listed  
building

# 14. Buildings of local interest (Local List)

As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix 2. The criteria for assessment are included at Appendix 1. Please be aware that the Council is currently reviewing the district-wide local list assessment criteria, further consultation on which will be carried out separately. Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.



# Map 3: Listed Buildings (conservation area boundary as proposed)



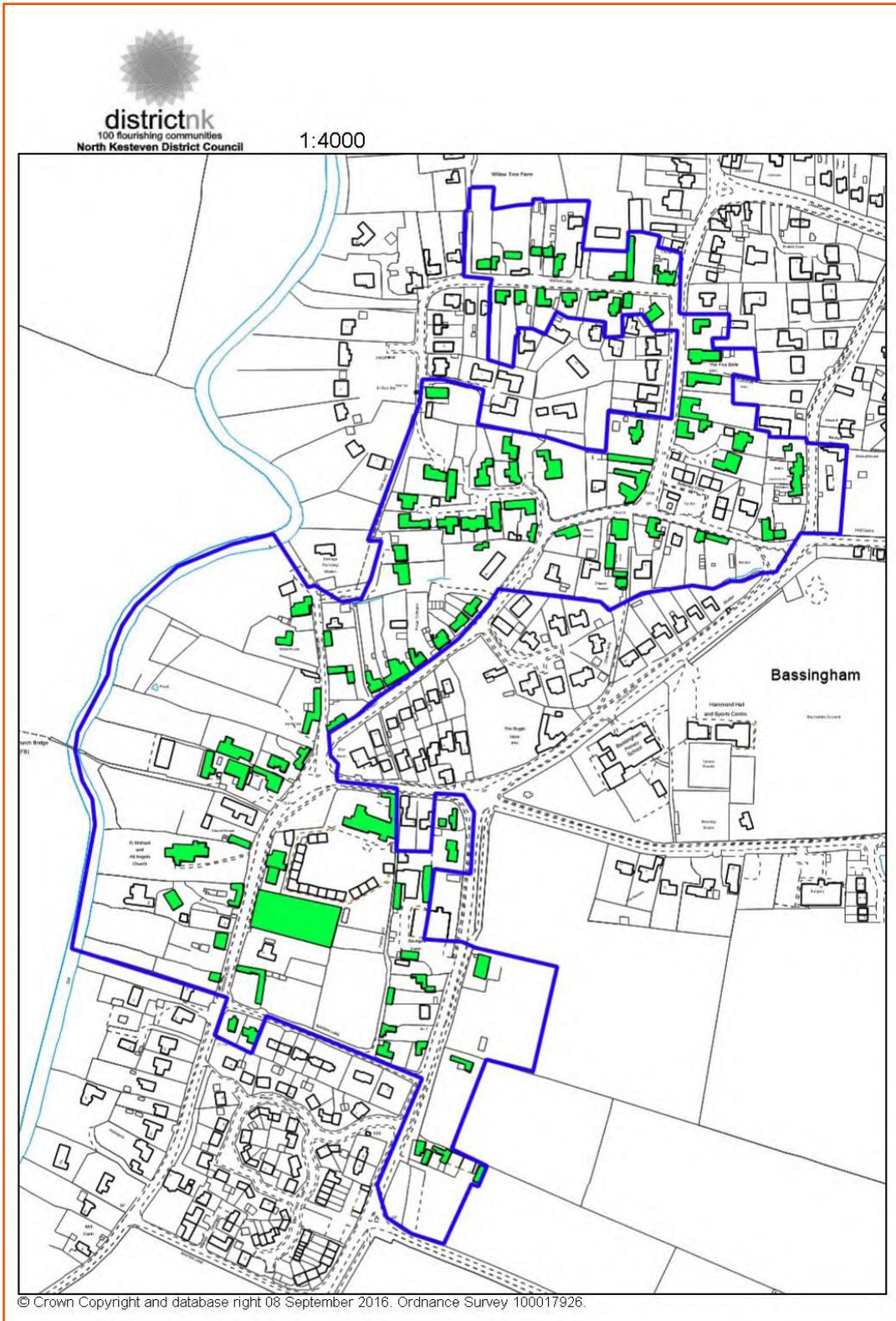
# 15. Positive buildings

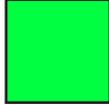
Buildings play an important part in shaping the character of the conservation area. Their contribution can include their street elevations, integrity as historic structures, use of local materials, architectural and construction details and, conversely, contrasting details which make them stand out. They may make an important contribution to the roofscape or skyline. Buildings which can be partially seen or glimpsed can also make a positive contribution.

As part of the conservation area appraisal a map showing the buildings which make a positive contribution to the conservation area has been prepared and is included below. This is not an exhaustive list and the omission of a particular building does not imply that demolition or alteration would therefore be acceptable. Applicants will be expected to carry out their own assessment of the contribution made by a particular building in support of a planning application.



# Map 5: Positive Buildings



  
Positive  
building

## 16. Key views and vistas

Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

Bassingham was originally an agricultural settlement and the village is surrounded by flat, fertile farmland, with the River Witham to the west. The modestly scaled built form of the village is set among mature trees and shrubbery, and the settlement has an unobtrusive presence in the surrounding landscape. In consequence, long views and vistas both towards the village and away from it are limited. Views across open countryside from the south and southeast of the conservation area are obscured by tall hedgerows, and although the lane known as Hall Wath leads to the river and the countryside, views are similarly limited by trees and shrubbery. Wider countryside and riverside views do however exist from Church Bridge, a footbridge over the River Witham on the western boundary of the conservation area. Looking towards the village from the open countryside to the west of the river, striking views of the crenellated tower of The Church of Saint Michael and All Angels are visible above riverside shrubbery.



The principle streetscape running through the conservation area curves in several places and a sequence of streetscape views gently unfolds, with distinctive shorter views existing between frontage buildings to service yards and green spaces behind. The service yards and ancillary structures to the rear of the main buildings were originally associated with past agricultural functions of the village and although most of the outbuildings are now converted to other uses, many retain vestiges of their former agricultural functions. Views across the open green space in front of The Grange emphasize the past importance and status of the building within the village, while views across the spacious and distinctive area at the junction of High Street and Lincoln Road contribute towards an unmistakable sense of place.

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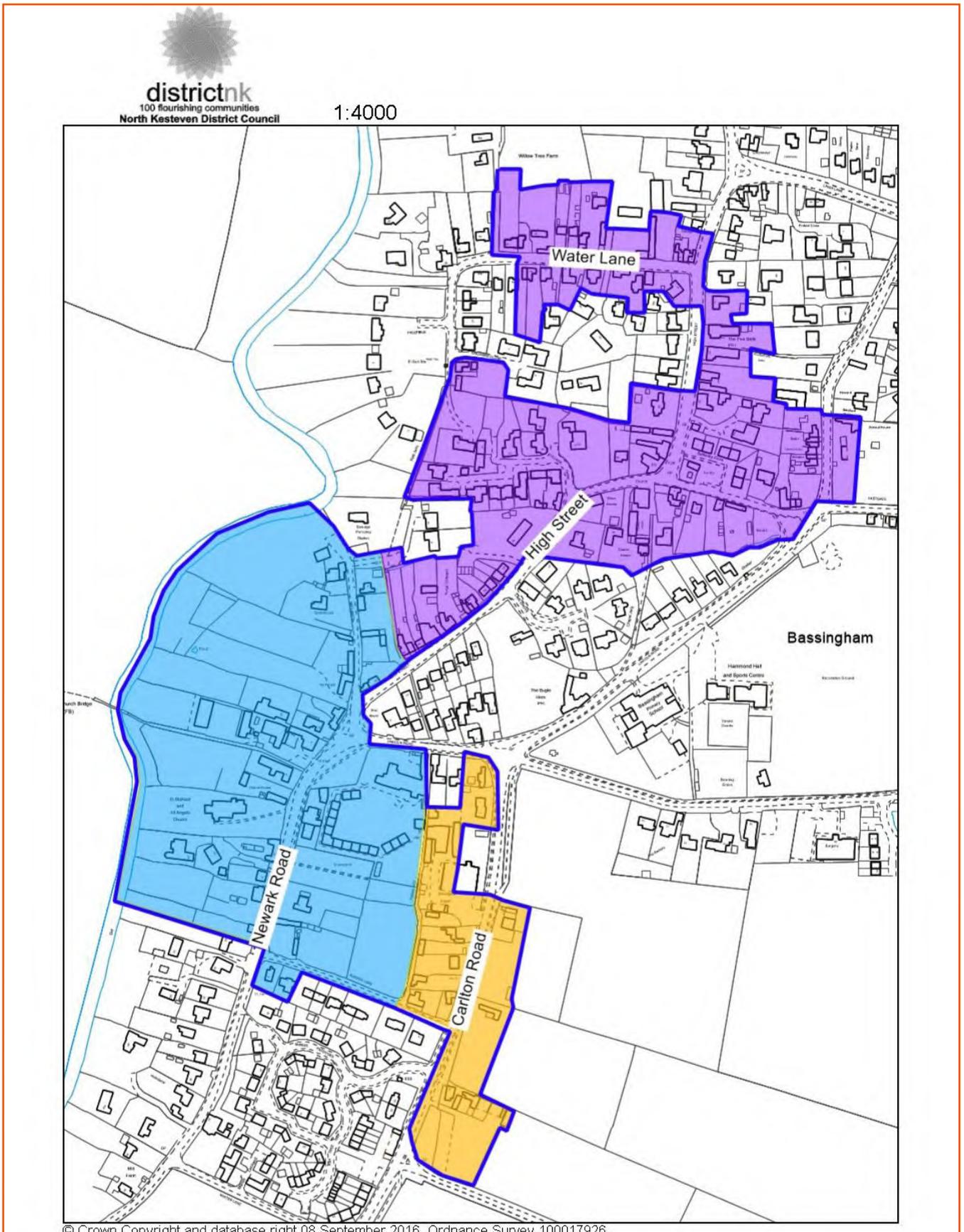


Looking eastwards from the front of The Church of Saint Michael and All Angels, a characteristic view exists of the dominant gables and blind windows of The Old Rectory, while from the southern parts of Newark Road, glimpsed views of the Church tower are visible to the northwest, between buildings and above shrubbery.

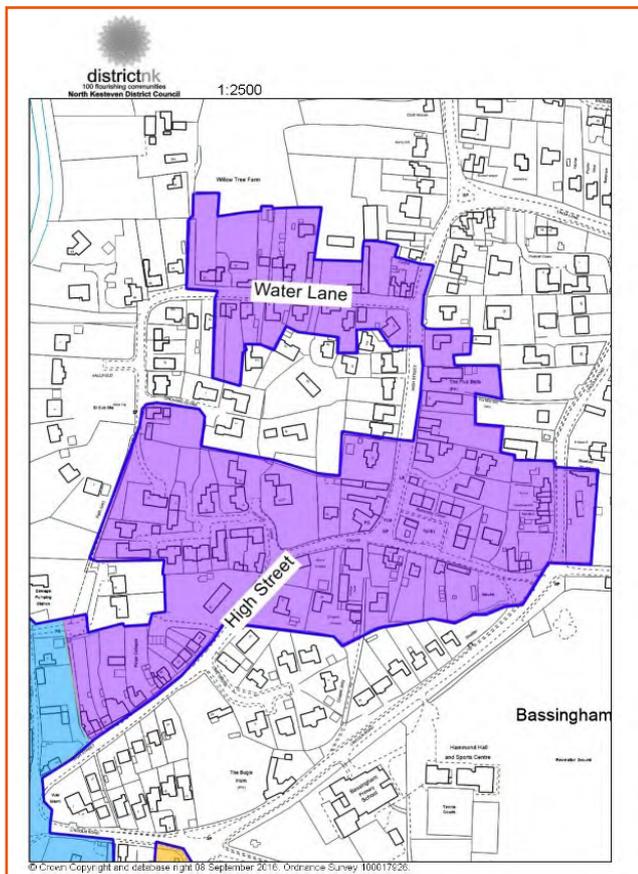
## 17. Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into a number of smaller character areas.

# Map 6: Conservation Area Character Areas



# 18. North Character Area



## Summary description

North character area includes commercial centre of the village on High Street with shops, post office and village pub all located here. It also includes part of Water Lane, which has a quieter character marking the transition to the quieter edges of the village and the countryside beyond.

## Landscape and routes

A pedestrian footpath runs along the western edge of the character area from Water Lane and then parallel with Hall Wath to link up with High Street. High Street is one of the main routes through the village with a number of secondary routes and cul de sacs leading off it.

The more built-up character of the central part of the character area is reflected in the lack of public green space although the mature private gardens soften this considerably. However in the rest of the character area wide green verges and mature trees contribute to a greener, leafier appearance. The varied building line means there are many relatively large front gardens which add to this character.



### **Key views and landmarks**

The straight section of High Street in the middle of the character area allows longer views but without specific focal points at either end. The gently curved layout of the rest of the streets results in views which unfold gradually when moving along them. Mature trees and hedges are prominent in all views as is the varied roofscape.

### **Predominant material palette**

The vast majority of buildings are constructed in red brick with clay pantile or natural slate roofs. There are a few examples of rendered facades and some roofs have been replaced with concrete tiles. Many buildings retain timber doors and windows although upvc is becoming more common.

### **Predominant scale and massing**

The irregular building line and boundary treatments along Water Lane make for a varied and interesting streetscape with consistency in building height at two storeys giving continuity. As many buildings are either front or side on to the back of the footway and the rest have similar boundary treatments there is a strong sense of enclosure and a good proportion of active frontages. Boundary treatments vary in materials with brick walls and hedges most common although these are generally at a similar height throughout.

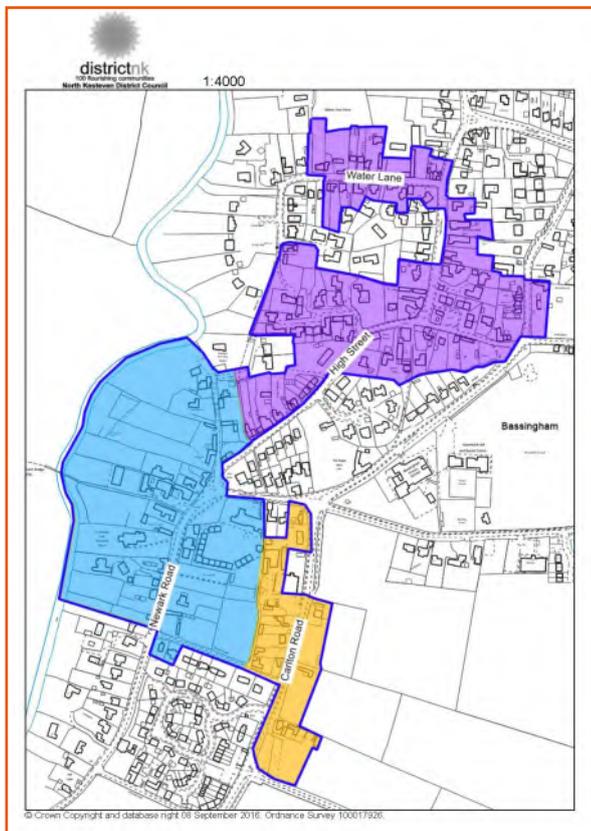
### **Positive features**

- Well-maintained private gardens and mature trees
- Good survival rate of original building materials including timber doors and windows
- Focal points of activity around commercial buildings
- Most recent infill development contributes positively in terms of both design and materials

### **Negative features**

- Loss of timber windows and doors and replacement of original roof coverings becoming a more noticeable problem
- Mid to late 20th century infill development which is not in keeping with the style or materials of earlier buildings

# 19. Central Character Area



## Summary description

The Central Character Area is a mainly residential area forming the central and southern part of the conservation area. It has a quiet, leafy character although Newark Road is one of the main routes into the village. The public open space around the junction between Lincoln Road and Newark Road is a focal point. Although the area around Whites Lane is proposed to be removed from the conservation area it nevertheless continues to contribute to its setting.

## Landscape and routes

As with the rest of the conservation area, large, well-maintained private gardens with mature trees make a significant contribution to the overall character and appearance. This is further enhanced by the churchyard and cemetery and also the small fields on the north side of Bakers Lane.

The narrow width of Bakers Lane naturally slows traffic although the lack of footpath makes it more difficult for pedestrians. Newark Road is relatively wide, the grass verges enhance this impression. The junction of Newark Road, Lincoln Road and Hall Wath is a significant focal point which is enhanced by the public open space with its planting and sculptures. A narrow footpath runs from here to the countryside beyond the village.

Hall Wath is a dead-end for vehicles but continues as a footpath which joins up with Water Lane to the north. This contributes to its generally quiet and green character.



### **Key views and landmarks**

Views along Newark Road both into and out of the conservation area, framed by mature trees, are significant in the transition between the village and the rural landscape beyond. St Michael and All Angels Church is set back from the road and relatively low in height but is nevertheless an important landmark. The group of buildings around the junction between Newark Road and Lincoln Road form an important group of good architectural quality.

### **Predominant material palette**

Red brick, clay pantile and natural slate are the predominant building materials and many timber doors and windows have been retained. However the use of concrete roof tiles and upvc doors and windows has become more widespread.

### **Predominant scale and massing**

Buildings are mainly two storey in height although there are a number of modern bungalows within the character area. They are set at varying distances from the footway but boundary lines and height are consistent which contributes to a generally good sense of enclosure and surveillance.

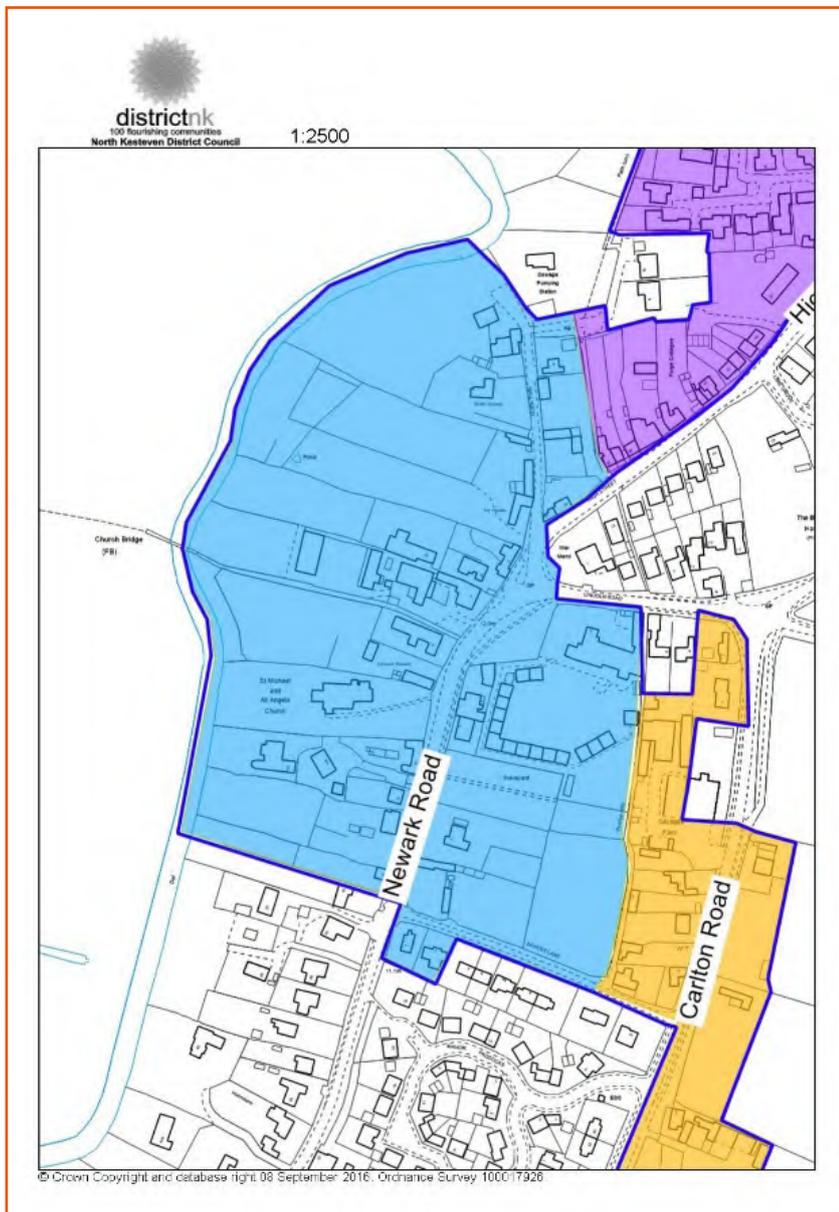
### **Positive features**

- Well-maintained public and private green space
- Consistent palette of building materials
- Good survival rate of original building materials and features
- Good, well-used network of pedestrian routes

### **Negative features**

- Modern infill development, particularly bungalows, has not taken account of existing character and appearance
- Use of inappropriate materials such as concrete roof tiles and upvc becoming more widespread

# 20. Carlton Road Character Area



## Summary description

Carlton Road Character Area is a small area on the eastern edge of the conservation area. It has a distinct character as a result of its location on the edge of the village and the agricultural character of many of the buildings. There are a number of current or former farmhouses and working farmyards as well as regular residential uses.



### **Landscape and routes**

The open, flat landscape to the east allows extensive views across as far as the Scarp slope. There are also extensive views of the rural landscape to the north and south with glimpses of the village roofscape to the west interspersed with mature trees.

Buildings on the east side of Carlton Road stand out as landmarks due to their flat surroundings, particularly 43 Carlton Road (The Hollies) and 21 Carlton Road (Savages Farm).

### **Predominant material palette**

Red brick, clay pantiles and natural slate are the predominant building materials. The majority of buildings retain their timber windows and doors.

### **Predominant scale and massing**

Most houses are two storeys in height but there are a large number of single storey outbuildings. There is no consistent building line, and also variety in orientation with some buildings set gable-on to the road and others either facing straight on or at slight angles to it. Boundary treatments are hedges or red brick walls at generally similar heights which gives a stronger sense of enclosure than would be expected given the semi-rural character of the area.

### **Positive features**

- Very good survival rate of original building materials and features
- Extensive and uninterrupted views into and out of conservation area and countryside beyond

### **Negative features**

- Large modern agricultural buildings are visually intrusive

# Appendix 1

## Draft Local List methodology and criteria

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

## Criteria for Listing

### General criteria

Locally listed heritage assets must meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.

This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.

3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

## Detailed criteria

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.

architectural or artistic interest.

<b>Name and location of asset</b> (please provide a photograph and map showing its location):	
<b>Type</b> Which of the following best describes the asset?	Tick
A <b>building or group of buildings</b>	
A <b>monument or site</b> (archaeological remains or a structure that is not a building)	
A <b>place</b> (e.g. park, garden or natural space)	

**Interest**

Does it have interest in any of the following ways?

**Historic interest** – a well-documented association with a person, event, episode of history or local industry (including agriculture)

**Architectural interest** – an example of an architectural style, a building of particular use, or a technique of building or use of materials

**Artistic interest** – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance its appearance

**Local value**

Is the asset valued locally for any of the following reasons?

**Association** – It connects us to people and/or events that shaped the identity or character of the area

**Illustration** – It illustrates an aspect of the area's past that makes an important contribution to its identity or character

**Evidence** – It is an important resource for understanding and learning about the area's history

**Aesthetic** – It makes an important positive contribution to the appearance of the area (either unintentionally or through deliberate design)

**Communal** – It is important to the identity, cohesion, spiritual life or memory of all or part of the community

**Local significance**

Do any of the following features make the asset stand out above the surrounding environment?

**Age** – Is it particularly old, or of a date or period that is significant to the local area?

**Rarity** – Is it unusual in the area or a rare survival of something that was once common?

**Integrity** – Is it largely complete or in a near to original condition?

**Group value** – Is it part of a group that have a close historic, aesthetic or communal association?

**North Kesteven's identity and history** – Is it important to the identity or character of the district or part of it? Of particular interest may be buildings related to the agricultural or industrial past of the area or an historic industry, process or activity specific to the village or local area.

**Other** – Is there another way you think it has special value?

# Appendix 2

## Proposed additions to local list

### **Cherry Tree Cottage, 17 Bakers Lane**

#### **Date Designated: N/A – New Proposal**

Detached cottage built in red brick, pan-tiled roof with gable end chimneys both of two stacks. Raised string course and decorative brickwork to eaves, later wooden porch to front and wooden windows and doors.

### **1 Bakers Lane including former pig sty**

Detached dwelling built end on to Newark Road. Built in red brick with pan-tiled roof with two gable end chimneys both of two stacks. Decorative brickwork to eaves and rendered to rear elevation, Wooden windows and doors. Large two storey extension erected to side.

Detached former pig sty and walls built in red brick with pan-tiled roof. Oil tank now stored with the walls of the pen

### **The Cottage, 9 Newark Road**

Detached cottage, built in red brick with pan-tiled roof with two gable end chimneys both single stacks. Later two storey extension to rear and single storey extension to side. Upvc windows inserted in original openings.

### **Rose Cottage, 14 Carlton Road**

Detached dwelling built in red brick with concrete tiles and pan-tiles to roof. Two gable end chimneys both of two stacks. Upvc windows installed in openings.

### **Savages Farmhouse, 21 Carlton Road including detached cart shed**

Detached dwelling and outbuilding, built in red brick with slate roofs. Two gable end chimneys both of two stacks and one gable end chimney to outbuilding of single stack. Front porch has slate roof with wooden finial. Wooden windows and doors.

### **Cart-shed, Savage Farm, Carlton Road**

Detached open cart shed of four bays. Built in red brick with pan-tiled roof. Square wooden columns to bays and wooden door to store.

### **The Hollies, 43 Carlton Road**

Detached dwelling built in red brick with later extensions, pan-tiled roof with two gable end chimneys both two stacks. Wooden windows and doors.

### **Longhedges, 1 Chapel Jetty**

Semi-detached dwelling built in red brick with concrete tiles to roof with gable end chimney of two stacks, later extensions to side and rear. Upvc installed in openings.

### **Chapel House, 2 Chapel Jetty**

**Date Designated: January 1986**

Detached dwelling built in red brick with slate roof, two chimneys one of two and one of three stacks. Wooden windows and doors to front elevation Upvc to side. Square brick porch to front

### **Corner Cottage, 2 Eastgate**

Semi-detached cottage built in red brick with pan-tiled roof, single chimney of three stacks. Wooden porch to front. Upvc installed in openings. Two storey flat roofed extension to rear.

### **The Hollies, 3 East Gate**

House built in red brick with pan-tiled roof with three gable end chimneys two of two stacks and one single stack. Porch to side with wooden finial. Ground floor bay windows. Wooden pilasters to doorway. Wooden windows and door. Low brick wall capped in stone with decorative railings to top

### **5 & 7 (Bytham House), Eastgate**

Terraced cottages built in red brick with pan-tiled roof, two gable end chimneys both of two stacks. Wooden windows and doors later double porch to front. Flat roofed extension to rear of number 7.

### **Ingleside, 6 Eastgate**

Detached dwelling built in red bricks with concrete tiles to roof, two gable end chimneys both two stacks, decorative brickwork to eaves. Wooden windows and doors.

### **Wath House, 11 Hall Wath**

Detached dwelling built in red brick with pan-tiled roof. Raised string course and decorative brickwork to eaves. Three gable end chimneys two of two stacks and one single stack. Wooden windows and doors. Building in poor state of repair and is open to the elements.

### **The Five Bells, 17 High Street**

Detached public house, built in red brick with pan-tiled roof four gable end chimneys all two stacks, wooden bargeboards. Large extensions to rear and side. Wooden and upvc windows.

### **Honeysuckle Cottage, 19 High Street**

Detached dwelling built in red brick with decorative brickwork to eaves and raised string course. Concrete tiles to roof with two gable end stacks both of two stacks. Wooden pilasters to doorway. Upvc windows installed.

### **25 High Street**

Large detached dwelling with smaller rear wing, built in red brick with dressed stone lintels, wooden pilasters to front door and wooden porch to side door. Slate roof with three gable end chimneys all two stacks. Mixture of wooden and Upvc windows.

### **Water Pump off High Street**

Cast Iron pump with fruit finial and lions head to front. Inscribed "Glenfield & Kennedy Ltd, Kilmarnock"

### **Building r/o 36 High Street**

Former cottage now used as outbuilding, built in red brick with pan-tiled roof, dressed stone lintels with wooden windows. One chimney of two stacks. Dormer window to smaller wing.

### **54 High Street**

Detached dwelling built in red brick in Flemish bond with decorative brickwork to eaves and raised string course. Pan-tiles to roof with two gable end chimneys both two stacks. Modern Upvc bay windows to ground floor with Upvc installed in other openings.

Outbuilding built in red brick with decorative brickwork to eaves, pan-tiled roof.

### **The Old Rectory, 2 Lincoln Road including outbuilding and front wall/railings**

Large detached dwelling now used as care home and outbuilding now joined by later extensions. Built in red brick in Flemish bond with decorative brickwork to eaves and raised string course, concrete tiles to roof. Number of chimneys to roof all of four stacks. Dressed stone to keystones and kneelered gables. Mixture of wooden and Upvc windows. Low brick wall to boundary capped in dressed stone with cast iron railings with Fleur de Lys finials.

### **Kesteven CC Road Sign, Newark Road**

Cast iron road sign. Tall main element narrows towards top which is crowned by circular finial marked with Kesteven CC. Three wooden road signs attached.

### **War Memorial, Newark Road**

Polished Pink granite obelisk with tapering base set on square of dressed stone. Inscribed with numerous names commemorating those villagers who lost their lives in both the Great War and World War II. Cast iron railings to front with oak leaf finials.

### **The Old School, 1 Newark Road**

Former school now dwelling, built in red brick with slate roof and wooden bargeboards, one chimney of single stack. Dressed stone to openings, later extensions to side and rear, Upvc windows and doors inserted in openings. Carved stone scroll to gable reads "National Schools AD MDCCCLC."

### **The School House and boundary wall, 3 Newark Road**

Semi-detached dwelling built in red brick with slate roof. Two chimneys both of two stacks with carved bargeboards to gables. Dressed stone to window openings with Upvc windows installed. Open wooden porch with slate roof to front. Red brick boundary wall.

### **4 Newark Road**

Large detached dwelling with large two storey rear wing. Built in red brick with slate roof, blue terracotta ridge tiles, pan-tiles to rear wing. Three chimneys all of two stacks. Two ground floor bay windows to front both built in dressed stone, one with slate roof and one with stone balcony/balustrade. Mixture of wood and Upvc to openings. Wooden pilasters to front door. Decorative cast iron railings to front wall on low brick wall capped with dressed stone.

### **Bassingham Cemetery, Newark Road**

Large cemetery between Newark road and Paddy's Jetty with monuments of various styles and dates including WWI gravestone to S Emmott of the RAF who died on the 22nd October 1918.

Good quality front boundary wall and pillars built in red brick and capped with dressed stone and railings with Fleur de Lys Finials. Cast Iron railings to side boundary with spear point finials.

### **20 & 22 Water Lane**

Pair of detached dwellings built in red brick with decorative brickwork to eaves, dressed stone lintels. Slate roofs with terracotta ridge tiles and two gable end chimneys to each dwelling, all two stacks. Later porch to number 22 and canopy to number 24. Upvc installed in openings.

### **Outbuilding at 33 Water Lane**

Detached two storey outbuilding wing single storey wing to side. Built in red brick with pan-tiled roof, gable end chimney of single stack to two storey element. Wooden windows and doors.

### **Water Pump adj. 33 Water Lane**

Cast Iron pump with fruit finial and lions head to front. Inscribed "Glenfield & Kennedy Ltd, Kilmarnock"

### **Buildings proposed to be removed from the list:**

#### **4 Chapel Jetty**

**Reason for deletion from list:** Original roof covering replaced with concrete tiles and timber windows replaced with upvc. Too much of original character and appearance has been lost for this building to remain on the list.

#### **Methodist Chapel, High Street**

**Reason for Deletion from List:** Building is nationally listed

#### **Church Hall, Methodist Chapel, High Street**

**Reason for Deletion from List:** Building is nationally listed

#### **The Garden House, 43 High Street**

**Reason for Deletion from List:** Building cannot be accessed and appears to be overgrown and derelict

#### **Woodbine Cottage, Newark Road**

**Reason for Deletion from List:** Unable to locate building may be demolished



**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –  
Responses to Examining Authority’s First Written  
Questions & Requests for Further Information (PD-011)**

**Appendix A2:  
Bassingham Conservation Area  
Management Plan**

prepared by  
**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP  
Planning Inspectorate reference: EN010154  
February 2026**

# Bassingham Conservation Area Management Plan Adopted December 2016

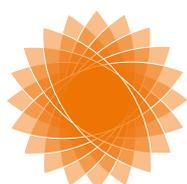


# Contents

## 1. Scope and Purpose

## 2. Management Policies

- Article 4 Directions
- Shopfronts and signage
- Design
- Development Management
- Planning Enforcement
- Addressing negative factors
- Opportunities for enhancement



# 1. Management Plan

## Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation area special and to guide future development in a way that preserves and enhances the characteristics which make them worthy of protection. It will set out the tools available through Development Management and Planning Enforcement procedures in addition to policies designed to proactively manage change within the conservation area.

## 2. Management Policies

### Article 4 Directions

Article 4 Directions are used to bring under planning control a range of works authorised under article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all, or in most cases selective, normal permitted development rights of householders to make changes to specific items considered to be contributing to the erosion of the character of many conservation areas.

Small scale, incremental changes such as the loss of traditional timber windows and doors and roof coverings such as slate and clay pantiles have been identified within the conservation area appraisal as having a harmful impact on the conservation area. In addition further changes such as the installation of roof-mounted solar panels also have the potential to harm the character and appearance of the conservation area. In order to address these issues it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of a selective Article 4 Direction would be an appropriate course of action.

The purpose of the Article 4 Direction would be to prevent further harm to the conservation area and provide a means to reverse the harm which has already occurred.

### Shopfronts and signage

Although there are relatively few shops in Bassingham their appearance nevertheless makes an important contribution to the character and appearance of the conservation area. Where they are located in traditional buildings it is particularly important that shopfronts respect the architectural and historic character of those buildings.

In response to similar issues being identified in other conservation areas within the District the council has produced a shopfront design guide to assist developers and retailers in formulating sympathetic shopfront and advertisement designs which better respond to the traditional character and appearance of the District's historic town and village centres. It also covers issues such as security and lighting. In order to address the harm being caused to the historic environment the council will expect proposals for new or replacement shopfronts and signage to adhere to this guidance. In particular the use of traditional timber shopfronts and signage will be positively encouraged and the use of modern materials and signage will not be permitted where it would cause harm to the character and appearance of the conservation area.

# Green space and landscaping

Green space and landscaping plays a vital role in forming the character and appearance of Bassingham Conservation Area. Green verges, public open space, mature trees and private gardens all contribute to this and it is therefore important that these spaces are preserved and enhanced. The loss of green space and mature trees as a result of development will be resisted and the council will seek to ensure their enhancement through the planning process wherever possible.

## Design

The Appraisal identifies and defines the special characteristics of the conservation area including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when development proposals are being formulated.

Any new development will be required to preserve and enhance the conservation area. This will be achieved by ensuring the scale, massing and architectural details and pattern of development respects and reflects that of the existing built environment.

Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area will normally be expected and boundary treatments should follow the form of those existing in the area.

## Development Management

There are no potential medium or large-scale development sites expected to come forward in the near future, and the Proposed Submission Central Lincolnshire Local Plan (which runs to 2036) does not recommend the specific allocation of land within the Conservation Area for new residential or commercial development. With the exception of the proposals for the erection of 35 dwellings on Whites Lane (which is recommended to be removed from the boundary of the conservation area under the draft Conservation Area Appraisal, there are no other proposed allocations of land for further residential development in the village as set out through the Submitted Draft Central Lincolnshire Local Plan (2016), including therefore within the Conservation Area. Whilst the outcome of two planning appeals for major developments around Lincoln Road and Thurlby Road are awaited, these sites fall outside the Conservation Area boundaries – both existing and proposed. Therefore, future development within the Conservation Area is more likely to be in the form of small infill sites or redevelopment of existing buildings. However, such piecemeal windfall development still has the potential to significantly affect the character and appearance of the conservation area.

The Council will seek to support development which preserves and enhances the character and appearance of the conservation area in accordance with local and national policy and guidance as outlined in the conservation area appraisal.

# Planning Enforcement

Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a Conservation Area. Examples include unauthorised alterations to a building or the use of non-approved materials, or development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

## Opportunities for Enhancement

The Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.

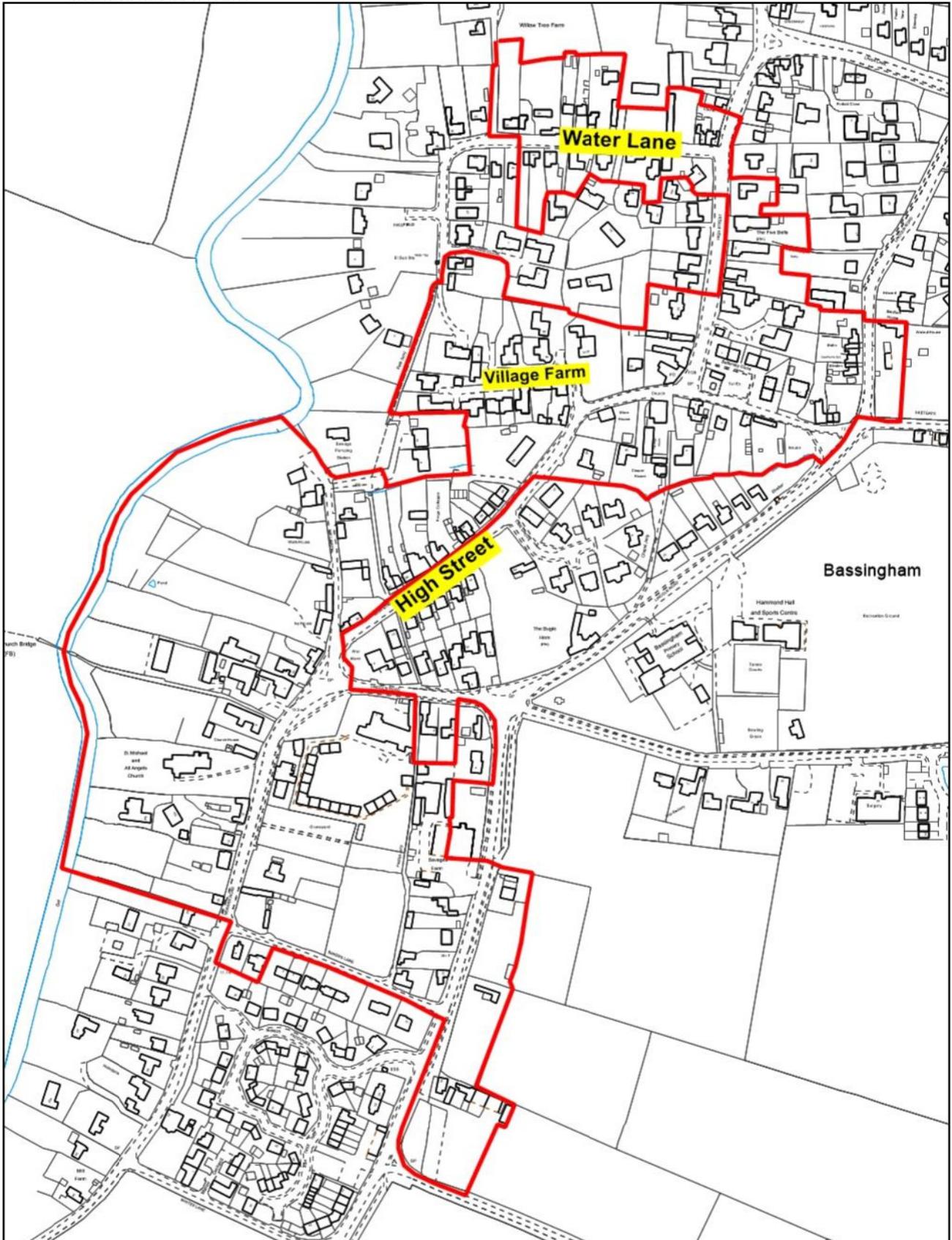
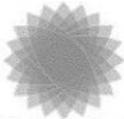
With regard to future areas for enhancement in Bassingham Conservation Area, the council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area.

The incremental loss of historic architectural fabric has been harmful to the special interest of the Conservation Area. The most obvious detrimental changes have been the replacement of traditional timber-framed windows with modern upvc, the loss of timber doors and the replacement of non-interlocking clay pantiles with concrete pantiles. The reinstatement of features such as these would be greatly beneficial to the character and appearance of the conservation area.

Aside from its buildings, Bassingham Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tarmac surfaces are widely used. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place.

As part of its management strategy the Council will support:

- The use of bespoke public realm materials where appropriate
- The preservation and/or enhancement of the Conservation Area's significant buildings, sites and green spaces
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, traditional shop fronts and signage (consistent with the Council's Shopfront Design Guide);
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, traditional fencing/railings, etc;
- The replacement of unsympathetic and dominating traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species.





**North Kesteven**  
DISTRICT COUNCIL

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**Deadline 2 –**  
**Responses to Examining Authority’s First Written**  
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**Appendix A3:**  
**Coleby**  
**Conservation Area**  
**Appraisal**

prepared by  
**North Kesteven District Council**  
**(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP**  
**Planning Inspectorate reference: EN010154**  
**February 2026**

# Coleby Conservation Area Appraisal

## Adopted 2017

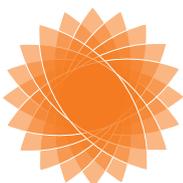


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# 1. Introduction and summary of special interest

**1.1** Coleby Conservation Area was designated in 1977. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

**1.2** A comprehensive survey was been carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. Changes to the proposed boundary on Dovecote Lane were made as a result of comments received.

**1.3** Coleby is a small village with a tightly-defined boundary and a strong sense of community. One of the defining and unique features of the conservation area are the lanes running east-west from the cliff edge. The tightly packed buildings along these lanes give them a special character which is reinforced through the use of local building materials such as the limestone and red clay pantiles characteristic of the Cliff villages. High stone walls give strong definition to many of the streets and the local vernacular architectural style sets the tone for the majority of the built environment. Mature trees, grass verges and well-kept gardens add soft green edges to the streets. Coleby Hall and the planned landscape around it occupies a large area of the village. Its significance is recognised by national designation as a Registered Park and Garden but the mature trees in particular make a strong contribution to the overall character of the village.

## 2. Scope of appraisal

**2.1** The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal:

- **Identifies and records the special character of the conservation area**
- **Reviewed the existing boundaries of the conservation area and made changes where necessary**
- **Identified and recorded buildings and structures of local interest**
- **Provides a framework against which future development can be assessed**
- **Identifies any negative factors which harm the special character of the conservation area**

# 3. Planning policy context

## National policy

**3.1** Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

**3.2** Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

**3.3** Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at [www.planningguidance.planningportal.gov.uk](http://www.planningguidance.planningportal.gov.uk)

## Local policy

### Central Lincolnshire Local Plan (2017)

**3.4** Policy LP25 of the Central Lincolnshire Local Plan refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and enhance or reinforce it as appropriate, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

## Additional planning controls within conservation areas

### Planning permission

**3.5** Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

### Works to trees

**3.6** Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

## **Article 4 Directions**

**3.7** The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works comprising any of the following:

- the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

**3.8** Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.

# 4. Boundary changes

## Boundary changes

**4.1** As part of the appraisal process the boundaries of the conservation area were reviewed and the following changes made (for a larger scale map please see Appendix 1).

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion. This area comprises mid to late 20th century houses, mainly bungalows, and does not have any architectural or historic interest. Moving the boundary to the northern side of Dovecote Lane means that this area of the road, which features mainly 19th century vernacular buildings and stone boundary walls would remain within the conservation area.

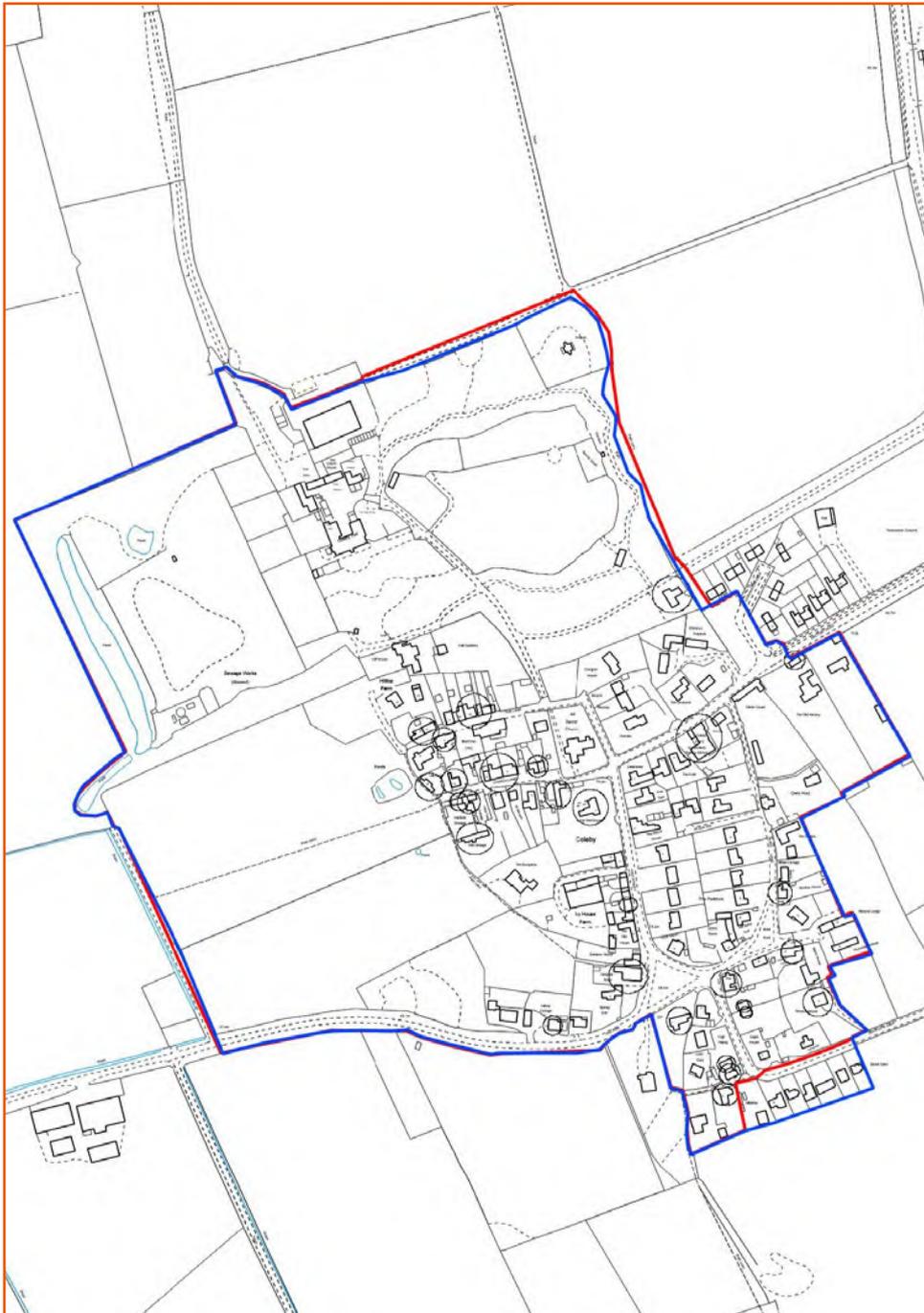
- Dovecote Lane: No 14 (Hillbrow), No 16 (Struckreach), No 18 (Jalna), No 20, No 22, No 24, No 26 (Stonecrest)

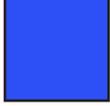
**4.2** The maps below and on the following pages show the old and new boundaries.



*Above left and right: The landscape setting of the conservation area is an important part of its character and appearance*

# Map 1: Coleby Conservation Area old and new boundaries



-  Old Boundary
-  New Boundary

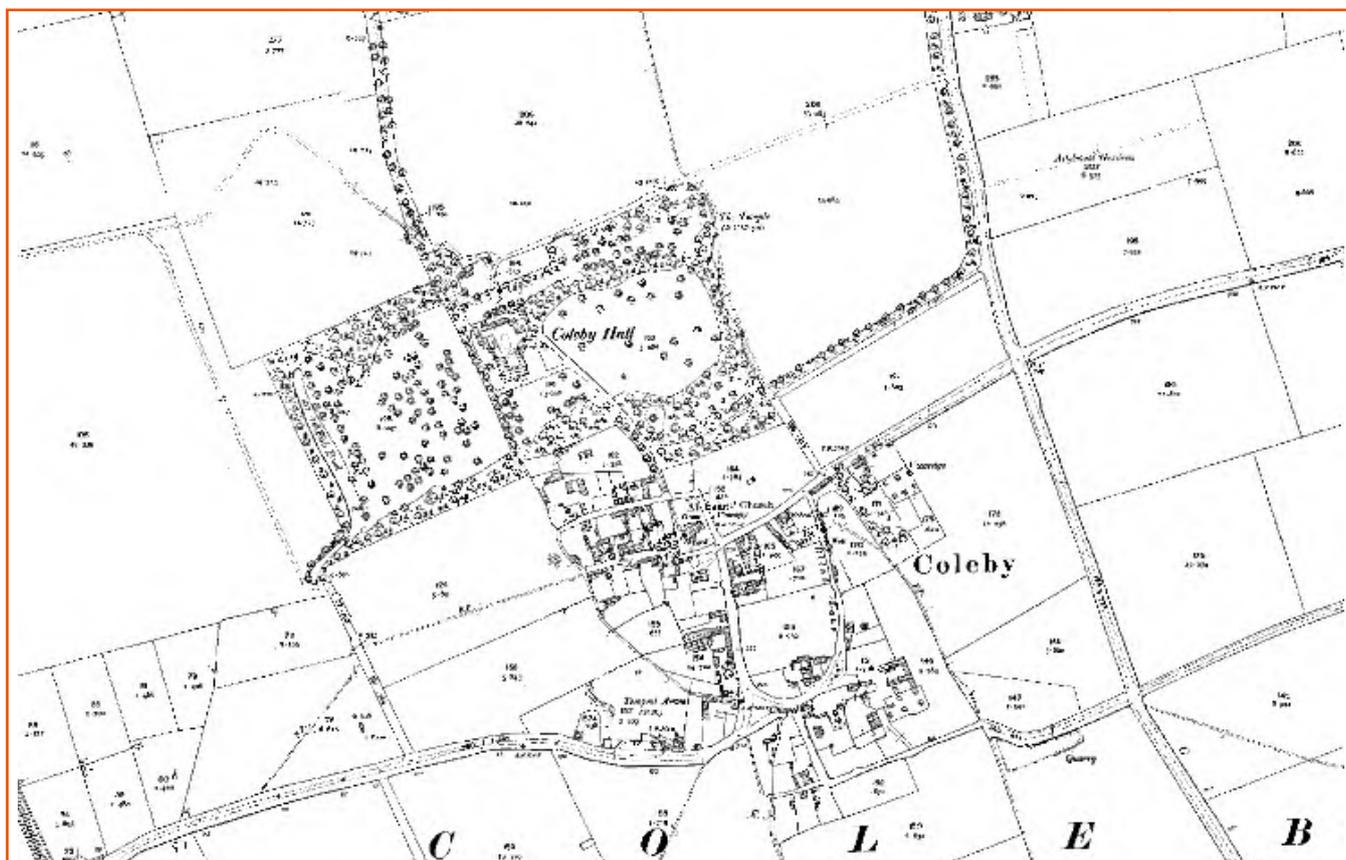
## 5. Overview

**5.1** Coleby Conservation Area was designated in December 1977. It has an area of around 33 hectares and covers most of the village. The northern and some of the eastern boundaries are formed by the edge of the planned landscape of Coleby Hall. The rest of the eastern boundary and part of the southern boundary are formed by the edge of the settlement with the rest of the southern boundary and all of the western boundary formed by the field boundaries to the south of the village core.

## 6. Location and setting

**6.1** Coleby sits on the western edge of a limestone scarp, known as the Lincolnshire Cliff, approximately 7 miles south of Lincoln. The land falls away sharply to the west of the village allowing extensive views out across the Witham Valley. To the north, south and east the village is bounded by agricultural land, mainly large post-enclosure arable fields.

## 7. Historical development and archaeology



Above: Ordnance Survey map of Coleby in 1905 (copyright Ordnance Survey)

**7.1** The medieval settlement of Coleby was in existence by 1086 when it was known as Colebi, meaning 'Koli's farmstead or village', 'Koli' being an Old Norse personal name. The manor belonging to the King was valued in Washingborough. There was also sokeland and a berewic of Washingborough in Coleby. Countess Judith also owned a manor in Coleby. A church and a priest are also mentioned.

**7.2** Historically, the physical environment of the scarp largely determined the location of Navenby and the other cliff villages, as the nearby springs provided a reliable supply of high quality water and construction of settlements on the crest caused no loss of precious agricultural land, as prior to the advent of modern chemical fertilisers, the thin soil of the elevated limestone plateau was unsuitable for farming.

**7.3** During monitoring of the Harmston to Coleby watermains replacement a sherd of Lincoln kiln shell-tempered pot, dating to the late ninth-late tenth century was recovered from the Church Lane area which may indicate the existence of the settlement at this date. The rim of a thirteenth century pitcher and neck were found near the Tempest Arms public house.

**7.4** The earthwork remains of ridge and furrow ploughing are visible on aerial photographs in the fields to the south and west of the village.  
In 1563 there were 45 households in Coleby.

**7.5** The population rose from 301 in 1801 to 395 in 1901.  
A watching brief off Rectory Road identified a number of ditches and pits. The ditches are on a north to south and east to west alignment reflecting the pattern and orientation of land boundaries in the village today. The area was later sub-divided and may relate to tenements of the medieval period. Some pits were also found but with very little in the way of contents and so it seems unlikely that they were for refuse disposal.

## 8. Landscape and open spaces



*Above left and right: Areas of public open space within the conservation area*

**8.1** Two areas of public open space at the southern end of the conservation area, known as The Green, provide a contrast to the more densely built-up areas. These are well-maintained with several mature trees, seating and a historic stone well-head which once served the village. Grass verges are a feature throughout the village and soften the impact of stone boundary walls.

**8.2** There is a prominent landscaped area of mature trees on Rectory Road which leads towards the entrance to Coleby Hall and on to public footpaths round the edge of the conservation area. The landscaped grounds of Coleby Hall are a registered park and garden and the mature trees are particularly prominent in the wider landscape as well as within the conservation area.

**8.3** In the eastern part of the conservation area small fields run down the edge of the cliff alongside the edge of the grounds of Coleby Hall. Together these form an important landscape within the conservation area and the transition between the settlement and the agricultural landscape beyond.

Throughout the conservation area garden planting, particularly mature trees and shrubs, makes a strongly positive contribution to the special character and appearance of the conservation area.

## 9. Public Realm

**9.1** There are very few items of street furniture within the conservation area due to its small size. However these do tend to be of standard designs which add little to the special character of the conservation area. Hard surfaces are tarmac with standard street lights mounted on telegraph poles.

# 10. Planform and Boundary Treatments

**10.1** Unlike many of the other cliff villages, Coleby does not follow a linear planform. Instead it has a distinctive layout with a central route running roughly east- west through the village along Rectory Road, High Street and Hill Rise with several small lanes leading off and terminating at the scarp edge. This intricate network of lanes, along with its setting on the cliff edge gives Coleby a distinctive character. There is a gradual transition in the density of development from the tightly packed buildings along Church Lane and Far Lane towards the edges of the settlement where the plan form is more dispersed with larger gardens and a more open and leafier character.



*Above left and right: Stone walls and grass verges are common features within the conservation area*

**10.2** The building line within the conservation area is varied. Along Far Lane and Church Lane there is an almost continuous building line with building frontages close to the pavement edge. However the frontage buildings are frequently punctuated with openings allowing access to rear yards. Towards the centre of the village there is a more varied building line but where buildings are set further back, the boundary treatments - typically limestone walls, with occasional hedges or railings - provide a visual link between them and continue the well-defined sense of enclosure to the streets. The sense of enclosure is therefore well defined but it is given added interest by frequent small gaps.

**10.3** Towards the edges of the conservation area the building line is more fragmented and although occasional - usually older - buildings hug the edge of the street, many modern infill buildings sit at varied distances behind low front boundary walls or hedges. Boundary walls of coursed rubble, often with pantile copings, are commonplace throughout the conservation area and are one of its defining characteristics. Some of these walls are relatively high which adds interest and distinctive character to the conservation area and does not affect the overall sense of surveillance as they are generally balanced by more open boundary treatments elsewhere.

# 11. Built form

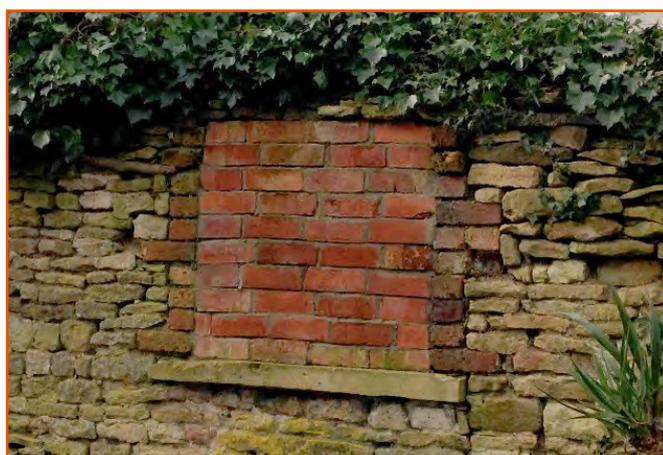
**11.1** Building heights rarely exceed two stories, so even in areas where the built form is fairly continuous and hugs the pavement edge such as Far Lane and Church Lane, the ratio of building height to road width results in a strong but domestically scaled sense of enclosure. As most of the buildings within the conservation area either edge the pavement or sit behind continuous and well-defined front boundary treatments, there is general sense of active surveillance and security.

# 12. Architectural details

**12.1** The traditional building material of Coleby and the neighbouring Cliff villages is limestone, with many elements of red brick and occasional examples of Gault, or buff brick, being introduced during the C19. Roofs are predominantly red pantile, interspersed with some of blue/grey slate which contrast with the yellow tones of the stone masonry. However, many of the newer infill buildings have departed from this palette, introducing a wider range of brick colours and modern alternatives to the traditional roofing materials of the village. Roof ridges are aligned in a variety of directions. Chimneys are usually internal with squat, limestone or brick gable stacks, although occasional mid ridge stacks also exist.

**12.2** Historically, dormer windows were not a typical feature of village dwellings, but where they did occur, were usually of a flat roof form. However, many of the newer infill buildings in the conservation area have departed from tradition, with both hipped roofs and pitched dormers becoming more frequent. Facades of C18 and C19 buildings in the village are relatively austere, with few decorative embellishments.

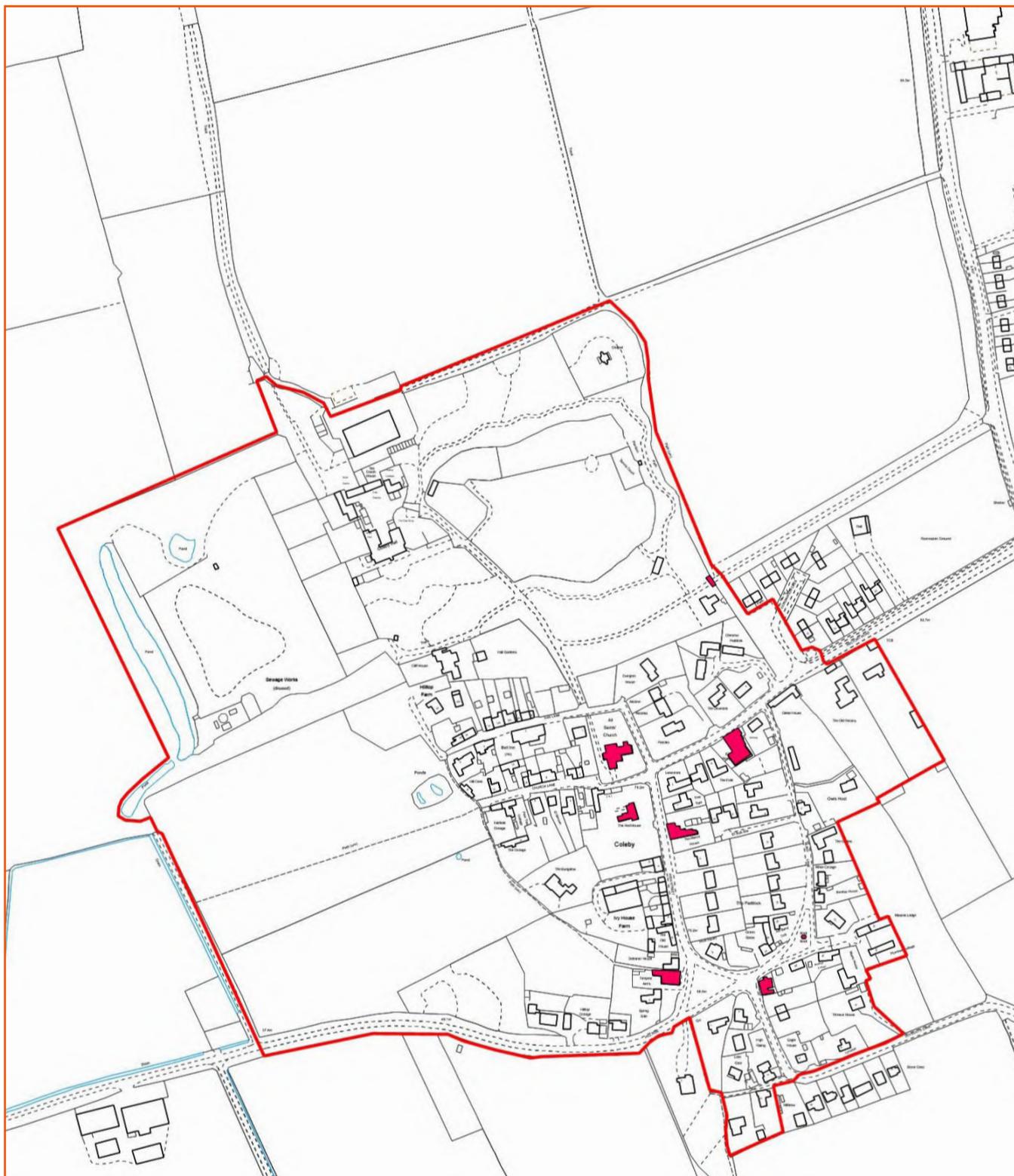
Symmetrical facades, timber lintels and modest garret windows are characteristic features of many earlier limestone buildings in the conservation area and it is this simplicity which gives such buildings their distinctive charm.



*Above left and right: Quirky architectural details add visual interest to the conservation area*

# 13. Landmarks

**13.1** Some buildings and structures stand out from their surroundings because of their height, scale, design or location. They may also stand out because they have particular significance to the community. They can act as focal points and navigation aids. There are a number of such buildings within the conservation area which are shown on the map below. They are explored in further detail in the sections dealing with the individual character areas.



## 14. Buildings of local interest (Local List)

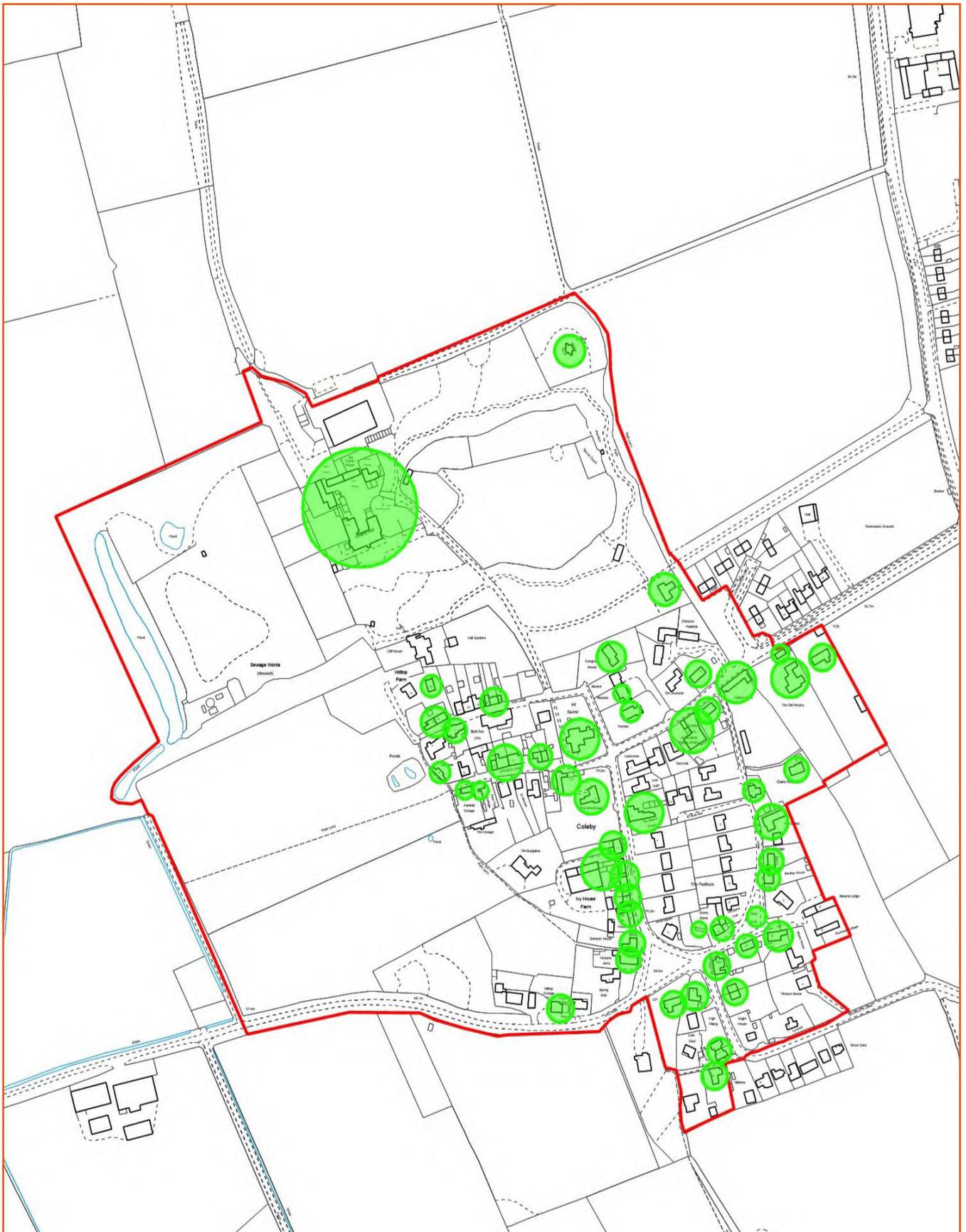
**14.1** As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix 2. The criteria for assessment are included at Appendix 1. Please be aware that the Council is currently reviewing the district-wide local list assessment criteria, further consultation on which will be carried out separately. Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.

## 15. Positive buildings

**15.1** Buildings play an important part in shaping the character of the conservation area. Their contribution can include their street elevations, integrity as historic structures, use of local materials, architectural and construction details and, conversely, contrasting details which make them stand out. They may make an important contribution to the roofscape or skyline. Buildings which can be partially seen or glimpsed can also make a positive contribution.

**15.2** As part of the conservation area appraisal a map showing the buildings which make a positive contribution to the conservation area has been prepared and is included below. This is not an exhaustive list and the omission of a particular building does not imply that demolition or alteration would therefore be acceptable. Applicants will be expected to carry out their own assessment of the contribution made by a particular building in support of a planning application.

# Map 4: Coleby Conservation Area positive buildings



# 16. Key views and vistas

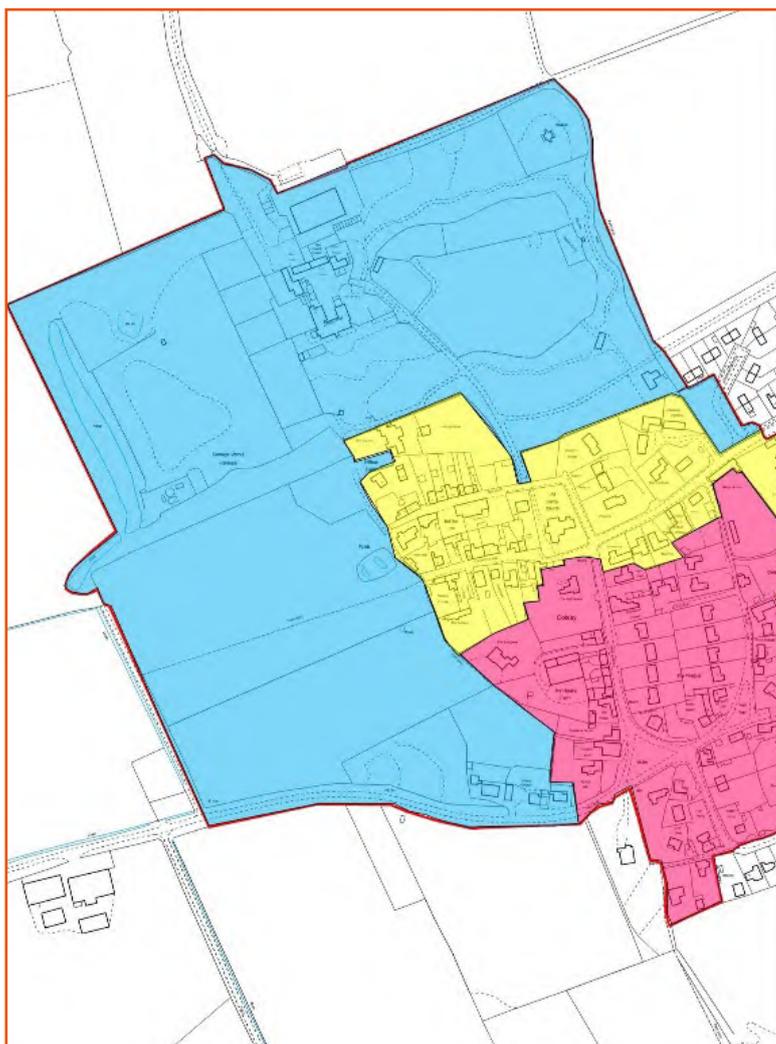
**16.1** Views and vistas are explored in more detail in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

**16.2** The church spire, houses along the roads leading to the village centre and mature trees are prominent in views towards the conservation area from the north, east and west. Although the settlement extends down the slope of the escarpment to the west, the relatively low density and extensive mature trees and vegetation limit its prominence in views from this direction. Panoramic views out across the Witham Valley can be appreciated from various viewpoints and public footpaths along the western edge of the conservation area.

# 17. Character Areas

**17.1** Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into three smaller character areas which are described in detail below.

**17.1** Coleby Hall and Fields Character area



## Description

**17.1.1** Coleby Hall and Fields character area mainly comprises the landscaped grounds of Coleby Hall and several small fields at the edge of the village. Coleby Hall is a large country house which has been subdivided into smaller residential units. Its landscaped grounds make a significant contribution to the character and appearance of the conservation area, being highly visible in views both within the conservation area and beyond. The trees run down the hill to the western edge of the conservation area where they are particularly prominent in the wider landscape. The built form is varied, mainly individual dwellings two storeys in height and following the typical design and material palette of the conservation area.



*Above left and right: Landscape and trees make a defining contribution to the character area*

## Landscape and routes

**17.1.2** As outlined above the green landscape is the defining element of this character area. It marks the transition between the settlement and the large open fields of the agricultural landscape beyond. The smaller field boundaries may well represent the survival of pre-enclosure field patterns.

A public footpath runs along the eastern edge of the fields and Hill Rise acts as the main vehicular link between the village and the valley beyond.

## Key views and landmarks

**17.1.3** The elevated position of public footpath allows extensive vistas of the valley beyond. Views up the slope towards the village are also important and as discussed above the mature treed landscape of Coleby Hall is a significant component of these views.

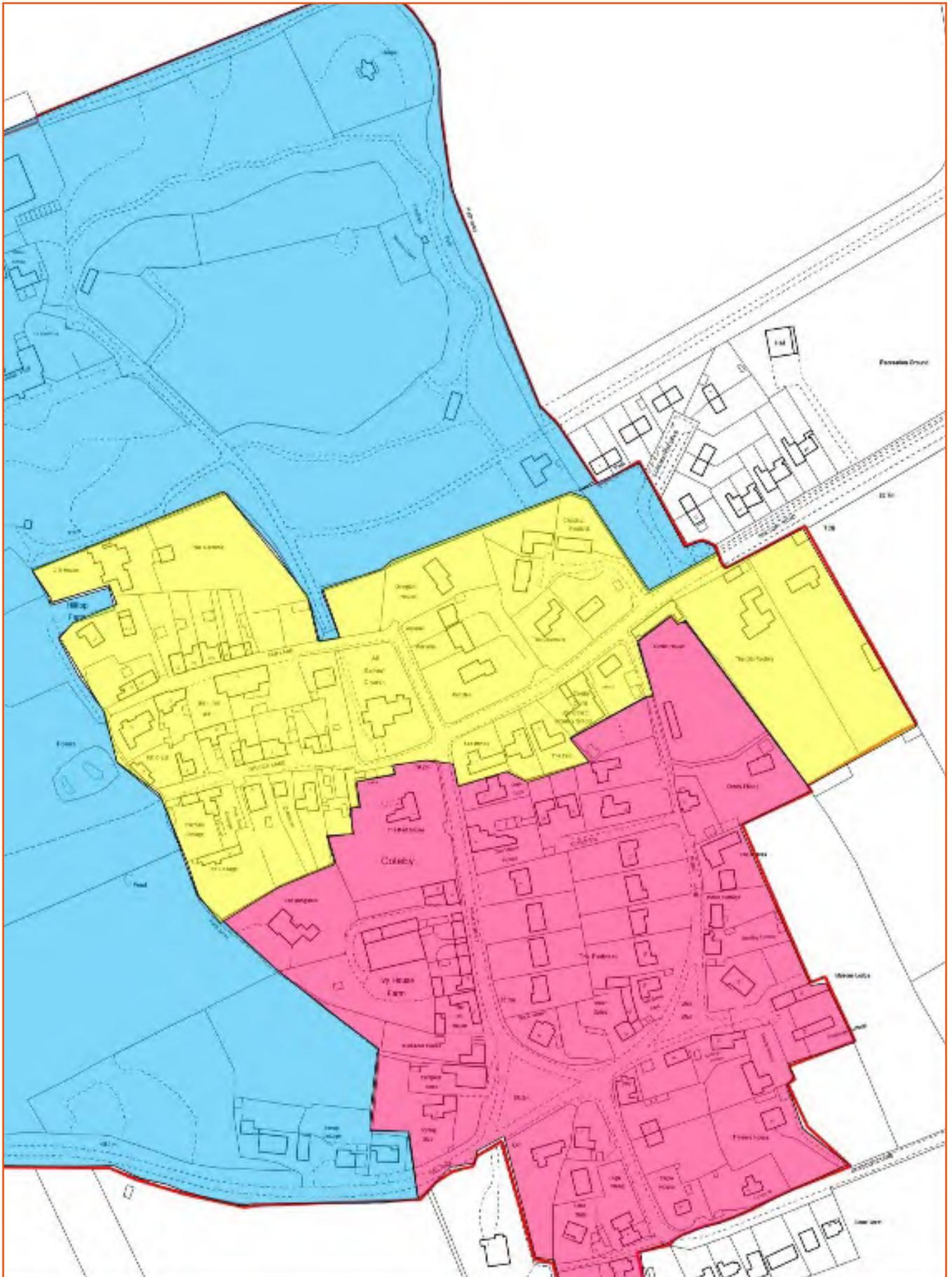
### Positive features

- Mature trees and green landscape
- Well-preserved and legible historic landscape including registered park and garden, hedges and field boundaries

### Negative features

- Small-scale incremental change such as loss of timber doors and windows and traditional roof materials

## 17.2. Lanes Character Area



## Description

**17.2.1** The Lanes character area is the most densely developed part of the village. Buildings are close together and hug the pavement edge creating an intimate character reinforced by stone boundary walls. At the western end of the lanes views open up dramatically to the valley beyond. In the eastern part of the character area buildings are more spaced out but strongly defined boundaries continue the character and sense of enclosure. Local limestone, red brick and pantiles remain the most commonly used building materials and there is a good survival rate of traditional timber windows and doors. Mature garden planting and green verges soften the harder edges of the tightly packed buildings and walls. All Saints Church is a landmark both within the village and beyond, its prominence emphasised by its elevated site. The Bell Inn is another focal point of activity.

## Landscape and routes

**17.2.2** The transition from the village to the landscape beyond, including the descent from the cliff edge to the valley beyond, is one of the most important elements of this character area.

## Key views and vistas

**17.2.3** The contrast between the tightly defined village and the open landscape beyond is an important part of its character. This effect is heightened in this character area is emphasised by the limited views out from the centre of the village which suddenly and dramatically open up at the end of roads and paths. Views into and out of the conservation area along Hill Rise are particularly important.



*Above left and right: consistent boundary treatments and building lines characteristic of the Lanes Character Area*

## Predominant scale and massing

**17.2.4** Buildings are generally one to two storeys and domestic in scale. Buildings set on the pavement edge define the curved form of the lanes. The setting back of new buildings from the road edge of new buildings weakens the intimate character of the lanes although the impact is softened by garden planting. The form of the lanes means that gable ends are prominent and where buildings are set forward their visual impact is increased. Walls are important in maintaining continuity of building line and materials.

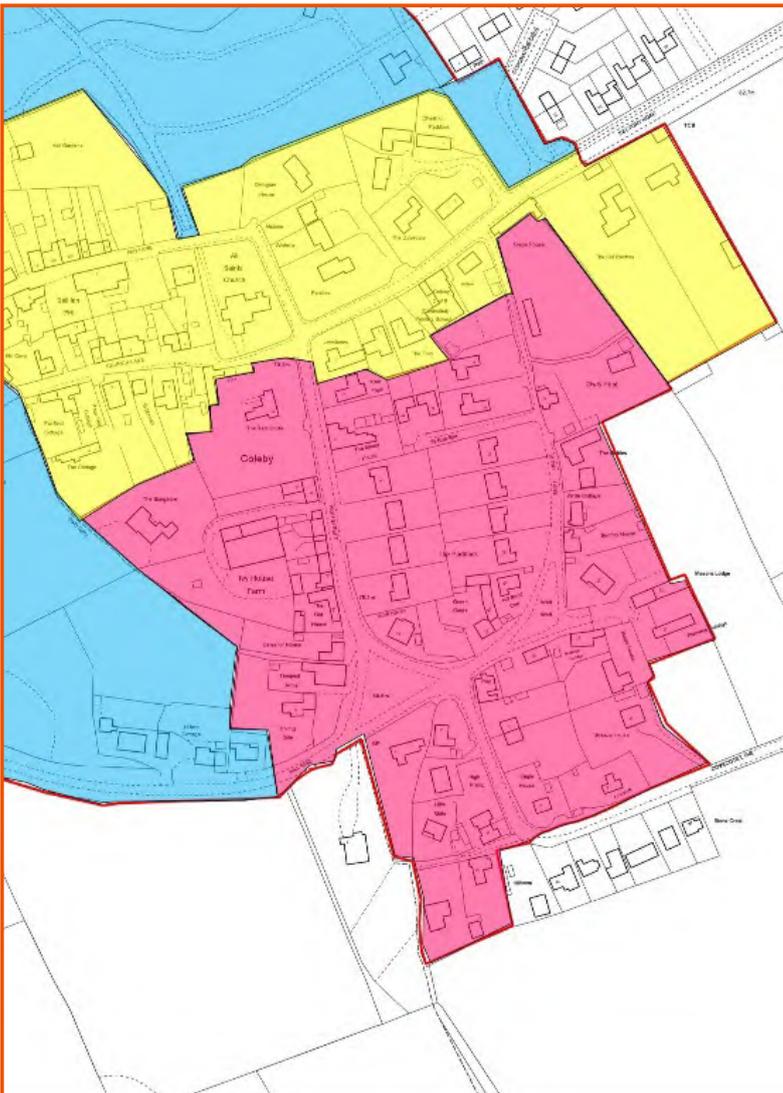
### Positive features

- Stone boundary walls in good condition
- Strong sense of enclosure and overlooking
- Good survival rate of original features
- Well cared-for appearance overall

### Negative features

- Some loss of traditional features such as timber windows and doors
- Modern development has not followed the form and style of older buildings

## 17.3 Southern Village Centre Character Area





*Above left and right: landscaped areas, both public and private, are key to the character and appearance of the character area*

### **Landscape and routes**

**17.3.4** The Green is the largest area of public open space within the conservation area. It has a mix of grassed space and mature trees as well as the old village well. Two public footpaths run through the character area and converge on The Green. Hill Rise, High Street and Dovecote Lane are the main vehicle routes through the centre of the village.

### **Key views and vistas**

**17.3.5** Views out of the conservation area to the landscape beyond are a feature along the edges of the character area. As with the Lanes character area this effect is heightened by the dramatic opening up of views out from the cliff edge from the tightly enclosed village centre. There is a more gradual transition from village to rural landscape along Dovecote Lane with views gently unfolding along the length of the road.

### **Positive features**

- Area around The Green is a well-maintained and used public space and focal point including Tempest Inn
- Well-cared for open space and mature gardens including grass verges
- Building styles and materials typical of cliff villages
- Negative features
- Loss of traditional features such as timber windows and doors
- Modern development not in keeping with older buildings

# Appendix 1

## Draft Local List methodology and criteria

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

## Criteria for Listing

### General criteria

Locally listed heritage assets must meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.

This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.

3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

## Detailed criteria

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.  
architectural or artistic interest.

<b>Name and location of asset</b> (please provide a photograph and map showing its location):	
<b>Type</b> Which of the following best describes the asset?	Tick
A <b>building or group of buildings</b>	
A <b>monument or site</b> (archaeological remains or a structure that is not a building)	
A <b>place</b> (e.g. park, garden or natural space)	

## Interest

Does it have interest in any of the following ways?

**Historic interest** – a well-documented association with a person, event, episode of history or local industry (including agriculture)

**Architectural interest** – an example of an architectural style, a building of particular use, or a technique of building or use of materials

**Artistic interest** – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance its appearance

**Local value**

Is the asset valued locally for any of the following reasons?

**Association** – It connects us to people and/or events that shaped the identity or character of the area

**Illustration** – It illustrates an aspect of the area’s past that makes an important contribution to its identity or character

**Evidence** – It is an important resource for understanding and learning about the area’s history

**Aesthetic** – It makes an important positive contribution to the appearance of the area (either unintentionally or through deliberate design)

**Communal** – It is important to the identity, cohesion, spiritual life or memory of all or part of the community

**Local significance**

Do any of the following features make the asset stand out above the surrounding environment?

**Age** – Is it particularly old, or of a date or period that is significant to the local area?

**Rarity** – Is it unusual in the area or a rare survival of something that was once common?

**Integrity** – Is it largely complete or in a near to original condition?

**Group value** – Is it part of a group that have a close historic, aesthetic or communal association?

**North Kesteven's identity and history** – Is it important to the identity or character of the district or part of it? Of particular interest may be buildings related to the agricultural or industrial past of the area or an historic industry, process or activity specific to the village or local area.

**Other** – Is there another way you think it has special value?



**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –  
Responses to Examining Authority’s First Written  
Questions & Requests for Further Information (PD-011)**

**Appendix A4:  
Coleby Conservation Area  
Management Plan**

prepared by  
**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP  
Planning Inspectorate reference: EN010154  
February 2026**

# Coleby Conservation Area Management Plan Adopted 2017

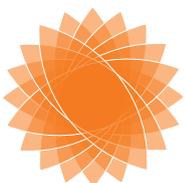


# Contents

## 1. Scope and Purpose

## 2. Management Policies

- Article 4 Directions
- Shopfronts and signage
- Design
- Development Management
- Planning Enforcement
- Addressing negative factors
- Opportunities for enhancement



# 1. Management Plan

## Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation area special and to guide future development in a way that preserves and enhances the characteristics which make them worthy of protection. It will set out the tools available through Development Management and Planning Enforcement procedures in addition to policies designed to proactively manage change within the conservation area. The management plan was formally adopted by North Kesteven District Council on 21st September 2017.

## 2. Management Policies

### Article 4 Directions

Article 4 Directions are used to bring under planning control a range of works authorised under article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all, or in most cases selective, normal permitted development rights of householders to make changes to specific items considered to be contributing to the erosion of the character of many conservation areas.

Small scale, incremental changes such as the loss of traditional timber windows and doors and roof coverings such as slate and clay pantiles have been identified within the conservation area appraisal as having a harmful impact on the conservation area. In addition further changes such as the installation of roof-mounted solar panels also have the potential to harm the character and appearance of the conservation area. In order to address these issues it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of a selective Article 4 Direction would be an appropriate course of action.

The purpose of the Article 4 Direction would be to prevent further harm to the conservation area and provide a means to reverse the harm which has already occurred.

### Shopfronts and signage

Although there are presently no shops in Coleby there are two public houses whose appearance makes an important contribution to the character and appearance of the conservation area. In the future commercial uses may be introduced into the conservation area although there are no such plans at present that the Council is aware of. Where such businesses are located in traditional buildings it is particularly important that shopfronts and /or signage respect the architectural and historic character of those buildings.

In response to similar issues being identified in other conservation areas within the District the council has produced a shopfront design guide to assist developers and retailers in formulating sympathetic shopfront and advertisement designs which better respond to the traditional character and appearance of the District's historic town and village centres. It also covers issues such as security and lighting. In order to address the harm being caused to the historic environment the council will expect proposals for new or replacement shopfronts and signage to adhere to this guidance. In particular the use of traditional timber shopfronts and signage will be positively encouraged and the use of modern materials and signage will not be permitted where it would cause harm to the character and appearance of the conservation area. The Council expects applicants to make use of the design guide when preparing applications which involve shopfronts and/or signage, particularly on traditional buildings.

# Green space and landscaping

Green space and landscaping plays a vital role in forming the character and appearance of Coleby Conservation Area. Green verges, public open space, mature trees and private gardens all contribute to this and it is therefore important that these spaces are preserved and enhanced. The loss of green space and mature trees as a result of development will be resisted and the council will seek to ensure their enhancement through the planning process wherever possible.

## Design

The Appraisal identifies and defines the special characteristics of the conservation area including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when development proposals are being formulated.

Any new development will be required to preserve and enhance the conservation area. This will be achieved by ensuring the scale, massing and architectural details and pattern of development respects and reflects that of the existing built environment.

Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area will normally be expected and boundary treatments should follow the form of those existing in the area.

## Development Management

There are no potential medium or large-scale development sites expected to come forward in the near future, and the Central Lincolnshire Local Plan (which runs to 2036) does not recommend the specific allocation of land within the Conservation Area for new residential or commercial development. Therefore, future development within the Conservation Area is more likely to be in the form of small windfall infill sites or redevelopment of existing buildings. However, such piecemeal windfall development still has the potential to significantly affect the character and appearance of the conservation area.

The Council will seek to support development which preserves and enhances the character and appearance of the conservation area in accordance with local and national policy and guidance as outlined in the conservation area appraisal.

## Planning Enforcement

Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a Conservation Area. Examples include unauthorised alterations to a building or the use of non-approved materials, or

development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

## Opportunities for Enhancement

The Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.

With regard to future areas for enhancement in Coleby Conservation Area, the council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area.

The incremental loss of historic architectural fabric has been harmful to the special interest of the Conservation Area. The most obvious detrimental changes have been the replacement of traditional timber-framed windows with modern upvc, the loss of timber doors and the replacement of non-interlocking clay pantiles with concrete pantiles. The reinstallation of features such as these would be greatly beneficial to the character and appearance of the conservation area.

Aside from its buildings, Coleby Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tarmac surfaces are widely used. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place.

As part of its management strategy the Council will support:

- The use of bespoke public realm materials where appropriate
- The preservation and/or enhancement of the Conservation Area's significant buildings, sites and green spaces
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, traditional shop fronts and signage (consistent with the Council's Shopfront Design Guide);
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, traditional fencing/railings, etc;
- The replacement of unsympathetic and dominating traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species.

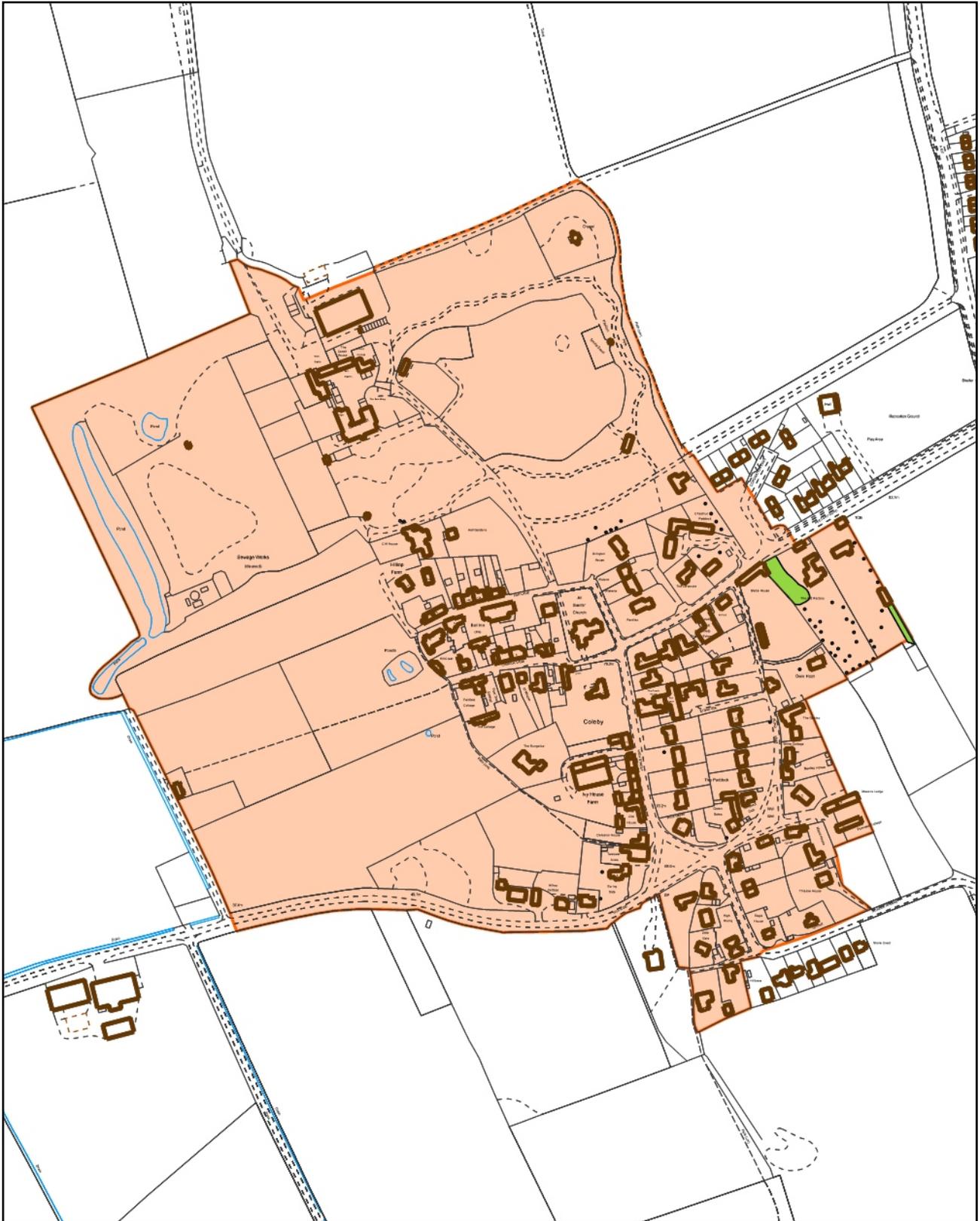


# Coleby Conservation Area



**North Kesteven**  
DISTRICT COUNCIL

Scale 1:5000



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**North Kesteven**  
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**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

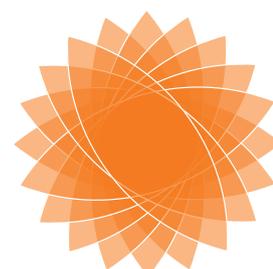
**Deadline 2 –**  
**Responses to Examining Authority’s First Written**  
**Questions & Requests for Further Information (PD-011)**  
**Appendix A5:**  
**Navenby**  
**Conservation Area**  
**Appraisal**

prepared by  
**North Kesteven District Council**  
**(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP**  
**Planning Inspectorate reference: EN010154**  
**February 2026**

# Navenby Conservation Area Appraisal

## Adopted December 2016



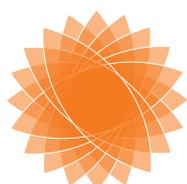
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North Kesteven District Council

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# 1. Introduction

Bassingham Conservation Area was designated in 1991. The purpose of this document is to evaluate and record the special character of this conservation area and identify potential areas for enhancement of that character.

A comprehensive survey was been carried out and a photographic record compiled. At this stage extensive consultation with the public and other interested stakeholders was undertaken to ensure that the values attached to the area by the local community were fully taken into account. As a result of this consultation the proposed boundary was amended and additional information included on the historical development of the conservation area. The conservation area appraisal was formally adopted at a meeting of the Full Council of North Kesteven District Council on 15th December 2016.

## 2. Scope of appraisal

The purpose of the appraisal is to assess the qualities which make the area special and identify opportunities to enhance them. The appraisal will:

- **Identify and record the special character of the conservation area**
- **Review the existing boundaries of the conservation area and suggest changes where necessary**
- **Identify and record buildings and structures of local interest**
- **Provide a framework against which future development can be assessed**
- **Identify any negative factors which harm the special character of the conservation area**

## 3. Planning policy context

### National policy

Section 69 of the 'Planning (Listed Buildings and Conservation Areas) Act 1990' states that every local planning authority, from time to time, shall determine which parts of its area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and shall designate those as conservation areas. Section 71 of the Act places a statutory duty on the District Council to consider how to both preserve and enhance its conservation areas as areas of architectural and historic interest.

Paragraph 127 of the National Planning Policy Framework (NPPF) states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 137 requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. Paragraph 138 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

Further, more detailed guidance is available from the Planning Practice Guide which accompanies the NPPF and can be found at [www.planningguidance.planningportal.gov.uk](http://www.planningguidance.planningportal.gov.uk)

## **Local policy**

### **Local Plan Policies**

Policies HE7, HE8 and HE11 of the saved North Kesteven Local Plan refer specifically to development in conservation areas. The full text of the policies reads as follows:

#### **Policy HE7 Development in a conservation area**

Planning permission will be granted for development (including new buildings, changes of use, alterations and extensions) within or adjoining conservation areas provided that it would preserve or enhance the area's character, setting and appearance.

#### **Policy HE8 Demolition within a conservation area**

Planning permission will be granted for proposals involving the demolition of all or substantially all of an unlisted building in a conservation area provided that:

1. The building does not make a positive contribution to the character or appearance of the area; or
2. The building or structure is beyond reasonable repair; or
3. Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention. Where permission is granted for demolition and a vacant site would harm the character of the area, a condition will be applied to prevent demolition being carried out until a redevelopment scheme has been permitted and contractually secured.

#### **Policy HE11 Advertisements in conservation areas, on listed buildings and on scheduled ancient monuments**

Consent will be granted for advertisements to be displayed within conservation areas, or on listed building or scheduled ancient monuments provided that:

1. Public safety will not be compromised; and
2. The advertisement will not adversely affect;
  - a. the architectural or historic interest or setting of a listed building or scheduled ancient monument; or
  - b. the character or appearance of a conservation area.

## **Emerging Central Lincolnshire Local Plan (2016)**

Emerging Policy LP25 of the 'proposed submission' Central Lincolnshire Local Plan also refers to conservation areas and requires that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting. In particular, proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against'.

## **Additional planning controls within conservation areas**

### **Planning permission**

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting. Planning permission is normally needed to demolish all or the very substantial majority of any building with a total cubic content exceeding 115 cu m within a conservation area. Consent is also needed for the entire removal of any gate, wall, fence or railing more than 1 metre high abutting a highway, public footpath or open space, or more than 2 metres high elsewhere in a conservation area.

### **Works to trees**

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.

## Article 4 Directions

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for works comprising any of the following:

- the erection, alteration or removal of a chimney on a dwellinghouse, or on a building within the curtilage of a dwellinghouse; and any of the following permitted development rights for development which would front a highway, waterway or open space:
- the enlargement, improvement or other alteration of a dwellinghouse;
- the alteration of a dwellinghouse roof;
- the erection or construction of a porch outside any external door of a dwellinghouse;
- the provision, within the curtilage of a dwellinghouse, of a building,
- enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such;
- the installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage;
- the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse; and
- the painting of a dwellinghouse or a building or enclosure within the curtilage of a dwellinghouse.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder intact.

## 4. Boundary changes

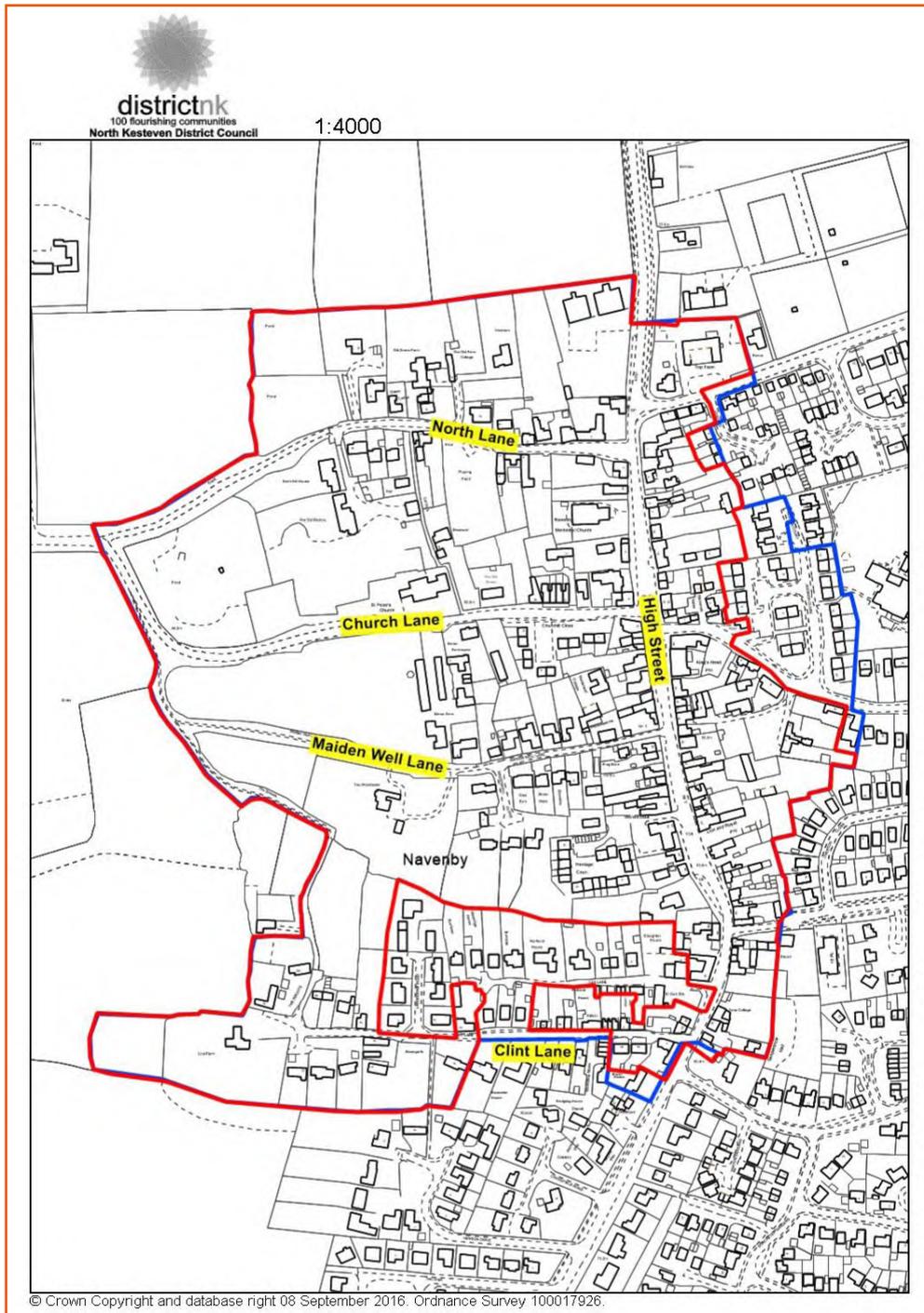
As part of the appraisal process the boundaries of the conservation area were reviewed and the following changes made.

The following areas and/or buildings have been removed from the conservation area as they do not meet the criteria for inclusion due to development and/or changes since the conservation area was designated.

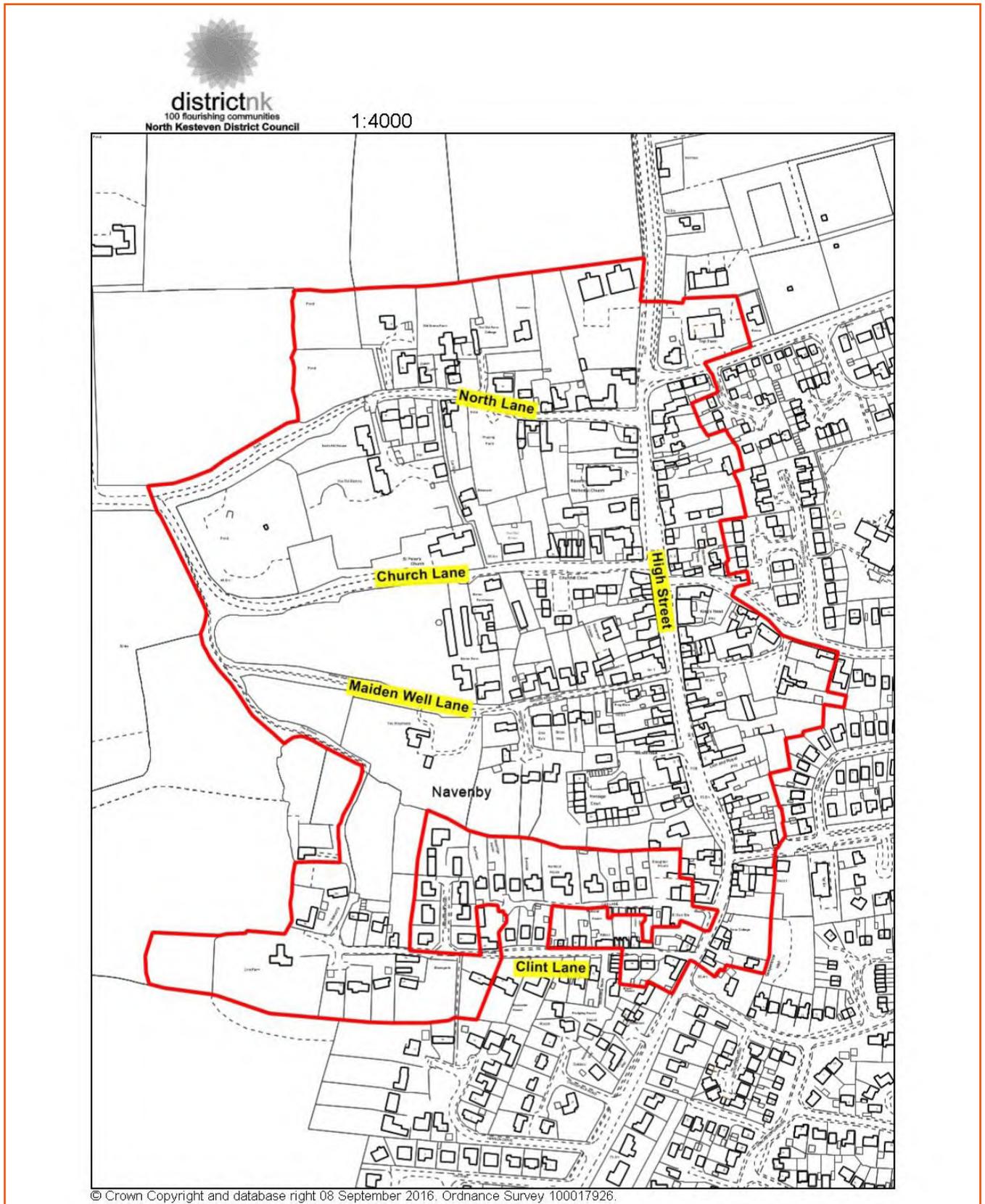
- Addison Close: Nos 1 – 20 inclusive (odd and even);
- Clint Lane: Nos 14, 16 and 18; East Road: 14A (The Gables);
- Fosters Close: Nos 2, 4 and 6; Gas Lane: Nos 2, 4, 6, 8, 10, 12, 14, 16, 18, Odlings Workshop and Portland House;
- Grantham Road: No 6 Grantham Road (Elwell);
- Holmes Court: Nos 1, 3, 5 and 7; Lansdowne Road: 1, 2, 3, 4, 4A, 5, 6, 7, 8.

The map on the following pages shows the existing and proposed boundaries of the conservation area.

# Map 1: Navenby Conservation Area old and new boundaries



# Map 2: Navenby Conservation Area new boundary



## 5. Overview



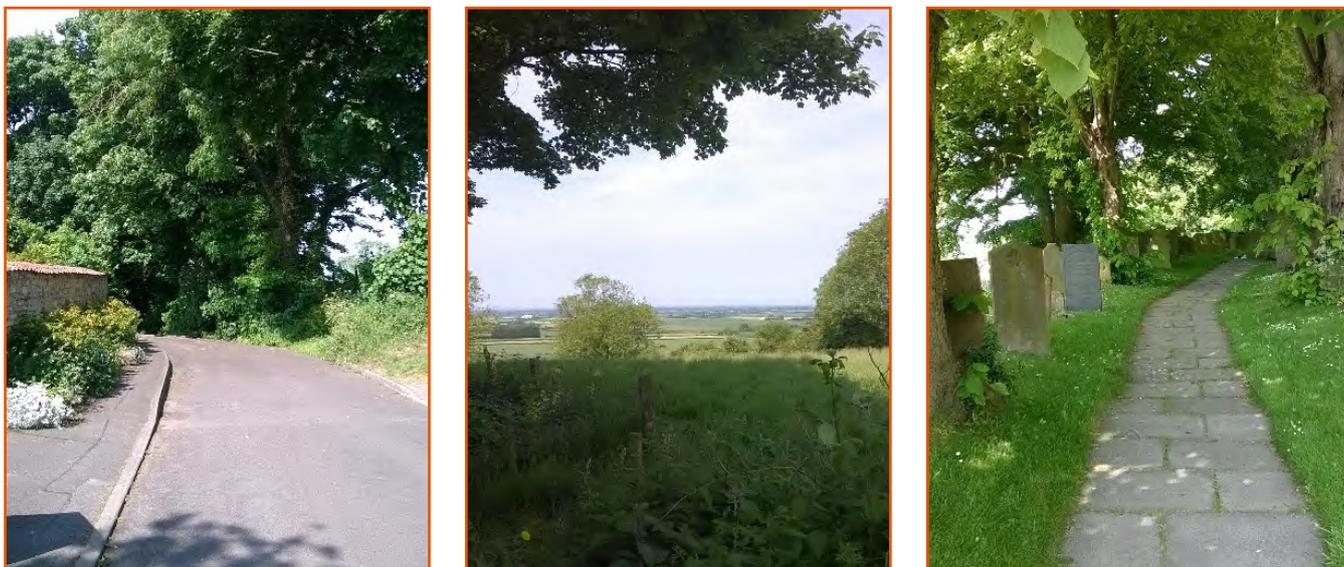
Above: View looking out of the conservation area from a footpath off North Lane.

## 6. Location and context

The village of Navenby sits on the crest of a limestone scarp, known as the Lincolnshire Cliff, approximately 8½ miles (14 km) south of Lincoln and 9 miles (14.3 km) north-northwest of Sleaford. It is one of a series of characteristic small villages located on the scarp edge and collectively Navenby and the neighbouring settlements are often referred to the 'Cliff Villages'. In common with other sequences of regularly spaced settlements located on the spring-line of limestone scarps, the villages on the Lincolnshire Cliff are also known as 'Spring villages'. The population at the 2011 census was 2128.

## 7. Landscape setting

Historically, the physical environment of the scarp largely determined the location of Navenby and the other cliff villages, as the nearby springs provided a reliable supply of high quality water and construction of settlements on the crest caused no loss of precious agricultural land, as prior to the advent of modern chemical fertilisers, the thin soil of the elevated limestone plateau was unsuitable for farming. Navenby extends eastwards from the scarp across the plateau to a byway known both by its present name of High Dyke and by its Roman name of Ermine Street. Below the limestone scarp to the west are the low-lying, rich agricultural lands of the Brant and Witham Vales. The Cliff Villages are linked by the A607 and a footpath known as the Viking Way, the name of which commemorates the strong presence of Vikings in the area during the ninth, tenth and eleventh centuries.



Above: Mature trees, hedges and plants make an important contribution to the conservation area.

## 8. Historical development

Archaeological evidence suggests that there has been human habitation in and around Navenby since prehistoric times. Early finds include the discovery of a Bronze Age cemetery of about 600 BC and the remains of an Iron Age settlement (400 - 300 BC) near Chapel Lane. Ermine Street, a Roman road built between 45 and 75 AD, runs in a north-south direction to the east of the village and traverses a site once occupied by small roadside Roman settlement or garrison. Historians believe that the site, which is near the junction between Chapel Lane and High Dyke, was a significant staging point on the route between London and York.

Cremations dated to the middle Saxon period have been found near the Roman site and late Saxon remains have been discovered near St Peter's Church. These finds may suggest that the nucleus of the settlement had moved westwards from the original Roman village on the plateau to a location on the scarp edge. This would follow a similar pattern to Anglo-Saxon settlement elsewhere which tended to avoid established Roman sites. However as cemeteries tended to be slightly remote from settlements the exact location of settlement is not clear. Given that it is rare to find evidence of continuous settlement throughout the Saxon period there may in fact have been more than one location.

Throughout Lincolnshire more systematic methods of cultivation and formal patterns of land management were probably introduced from the 9th/10th centuries and may even have been post-Norman. Extensive tracts of woodland were cleared and areas defined which often continue to be reflected in present day parish boundaries.

The Vikings exerted great influence across Lincolnshire in the C10, and a record of their presence remains in the many local place names ending in -by, which indicated a homestead or village. The name of Navenby has evolved from a Norse name 'Nafni', plus 'by' and thus means 'farmstead or village of a man called Nafni'. In Domesday Book of 1086 Navenby appears as both Navenbi and Navenebi, and one small Manor, thought to be on Church Lane, is recorded. There was a larger manor recorded at Skinnand which continued as a separate parish and village until at least the 17th century.

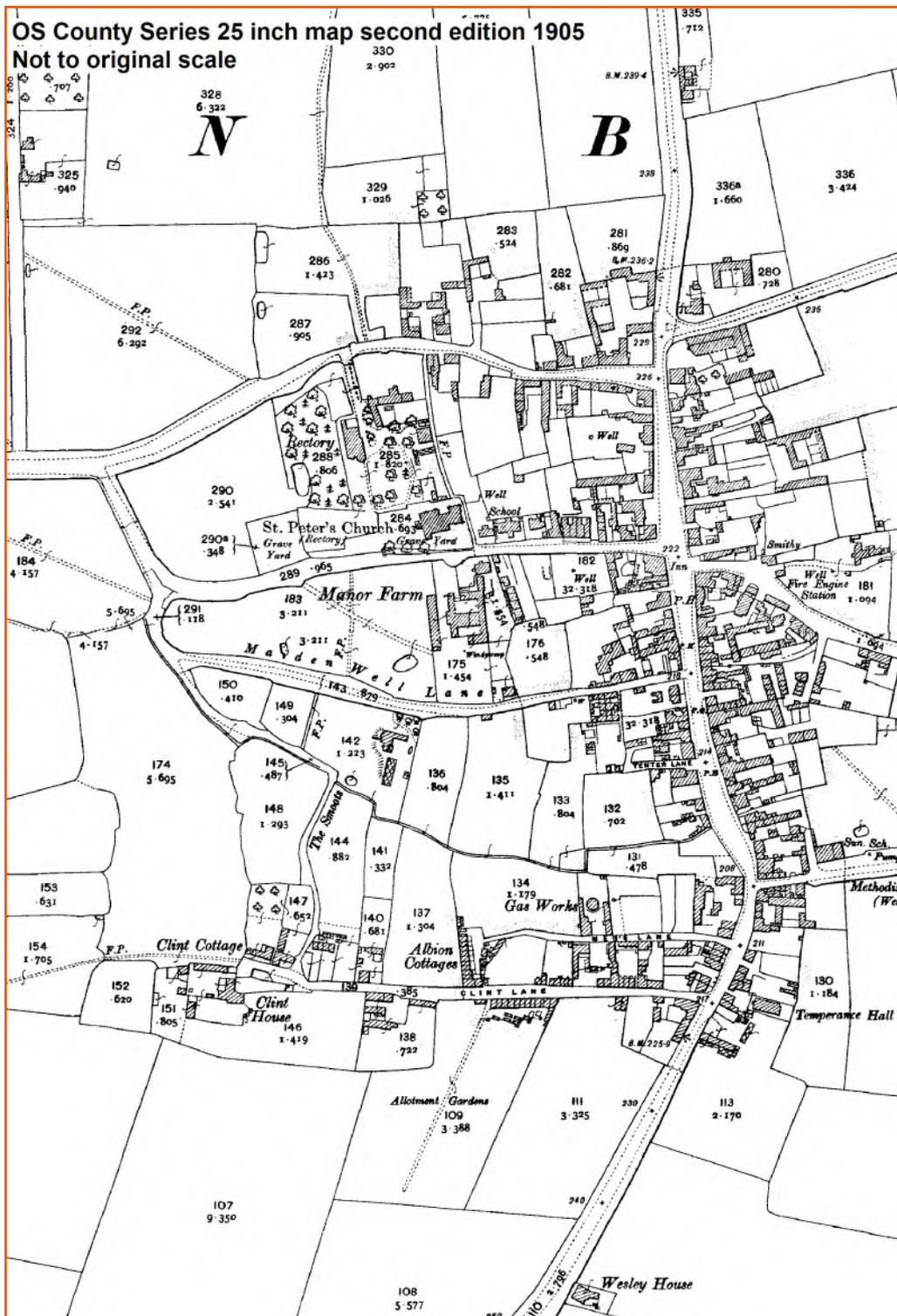
Navenby evolved from a small agricultural village and became a market town after receiving a charter from Edward the Confessor in the 11th century. The wide main street, down which farmers once drove their sheep to a busy streetmarket, is lasting evidence of its market town status. St Peters Church, on Church Lane, is a Grade I listed building with C13 origins and it is by far the most historically significant building in the village. The Church was altered during C14 and C15, then enlarged and embellished during C18 and C19, reflecting the wealth in the local economy generated by a flourishing agricultural sector.

Historic records show that part of the parish of Navenby was enclosed from 1770 and that the conditions within the market town at that time justified the building of a workhouse for the parish poor. Due to widespread land improvements, innovations in agricultural production methods and flourishing agricultural markets, a period of considerable growth followed and during the early and mid C19, a number of schools, a Methodist Chapel and a Temperance Hall were constructed. However, at this time the market closed and the settlement lost its status as a market town, once again becoming an agricultural village.

The Methodist Chapel and a number of prestigious new dwellings of the period reflect the booming village economy of the mid C19, while a coat of arms above a village Inn commemorates a Royal visit in 1870. In 1857, the Provincial Gas Light and Coke Company began to supply gas lighting to the village and a gas works is indicated on the 1905 Ordnance Survey County Series map. In 1867 a railway station was built three-quarters of a mile (1.2 km) west of the village, on the Lincoln-to-Grantham branch of the Great Northern Railway and a minor nucleus of activity developed to the west of the settlement boundary. However, the railway was closed in 1962, the adjacent hotel was subsequently demolished and all rails and sleepers removed. The remaining Station building and goods shed have been converted to other uses.

Several street names continue reflect preceding uses or associations and a particularly intriguing example is suggested by the peculiar name given to the small lane and footpath winding between Church Lane and Clint Lane. The route is known as 'The Smoots' and historically the word referred to a purveyor of lard or fat.

Changes in farming practices in the mid C19, a general move away from a dependence on agriculture at the beginning of C20 and a significant increase in population throughout the rest of the century, have led to the construction of several contemporary buildings on infill plots within the centre of the village, while the continuing demand for new housing has resulted in small modern estates being developed on the settlement edges to the east and south. The new areas have been designed in accordance with modern living requirements and both the plan-form and scale of development differ markedly from those of the earlier parts of the village.



Above: Ordnance Survey map of Navenby in 1905

The older buildings in Navenby are constructed of limestone excavated from small local quarries, from which each villager had the right to claim sufficient material to build and repair his house. The quarries operated sporadically between C13 and C19, and their remains are still partially visible in the surrounding landscape. However, it is also widely believed that much of the limestone used in the construction of the earlier village buildings was reclaimed from the ruins of the nearby Roman settlement. Although very much in the minority, some of the early C19 buildings in the village are of red brick and earthworks at the foot of the limestone scarp suggest the existence of a brickyard with brick pits, where clay from the vale was used to make local bricks. Historic records show that Navenby's brick works ceased operating around 1890, but its former presence is recorded in the name of Brickyard Lane, which leads out into the vale from the northwest of the village. Several other village street names also continue to reflect preceding functions or characteristics. The street now known as Clint Lane was formerly Watery Lane, apparently due to the number of springs that ran along it and drained into the village duck pond, which still exists at the western end of the lane. Gas Lane, which is next to Clint Lane and originally called Meg's Lane, was re-named after The Provincial Gas Light and Coke Company set up a base there in 1857.

Navenby evolved steadily from a small agricultural settlement and by 1563, fifty-four households were recorded in the Diocesan Returns. It is probable that population growth slowed during the C17 and C18, when changes in agricultural practices and the subsequent enclosure of land had a significant effect on settlement patterns, leading to widespread migration to towns. In the early 1700s, the village had eighty households and the census of 1801 records a population of 479, confirming that growth during C18 was modest.

Population growth accelerated during the first half of C19, reaching 1170 in 1861 and then falling again to 779 in 1901. Growth during the early C20 remained modest and by 1921, the village had a population of 824. However, this was followed by a period of rapid expansion and the population of the village roughly doubled between the middle and the end of C20, growing from 851 in 1950 to 1,666 in 2001. Rapid growth continued during the first decade of C21, when the village population reached approximately 1800. The dramatic increase in population which occurred during the late C20 and early C21 is largely attributed to the construction of modern housing developments on the eastern and southern edges of the settlement.

## 9. Character Appraisal Introduction

Navenby conservation area covers the historic core of the village and includes some open pasture lands on the scarp slope, the edge of which sharply defines the western boundary. The northern boundary of the designated area follows the settlement edge with open countryside beyond. The southern and eastern limits of the conservation area form clearly demarcated boundaries between the historic buildings of the village and fairly intensive levels of modern development beyond.



Above: There are many distinctive individual buildings within the conservation area such as The Old School on Church Lane.

Although there are no formal gateways to the conservation area, there is a well-defined difference in character between the designated area and its surroundings. From the north and west, the conservation area is approached through open countryside, while from the south and east, a sudden transition occurs from modern housing developments to the distinctive historic built form within the designated area.

Although Navenby evolved from an agricultural settlement, uses within the conservation area are now primarily residential, with occasional buildings in business or commercial use and a small number in various community uses.

On High Street, domestic dwellings are interspersed with buildings in a variety of retail, commercial or community uses and the mix gives a lively, active character to the streetscene. With few exceptions, residential use predominates in the lanes branching off the main thoroughfare and this gives the minor streetscapes a quieter, overtly domestic character.



Above: High Street sits at the centre of the conservation area and is a focus for commercial activity.

The planform of Navenby is roughly linear and similar to that which distinguishes a number of other Cliff villages, with a north-south spine (High Street), no clearly defined central feature and a network of minor east-west lanes. With the exception of Church Lane, which leads out into the Vale, the lanes to the west of High Street terminate at the scarp edge. Although some small infill developments within the conservation area and larger modern developments to the east and south have altered the earlier linear plan form, it remains well defined within the boundaries of the conservation area. In the centre of the village, High Street considerably exceeds its typical width of two lanes, possibly evidence of past use as a market place. A gradual transition in the level of development occurs towards the boundaries of the conservation area, where the plan form becomes more dispersed and spacious, with well planted settings allowing views between buildings to green spaces behind.

## 10. Landscape and open spaces

Tall trees, mature shrubbery, a number of small green open spaces and well-maintained domestic gardens all make a significant contribution to the character of the conservation area. Although the yards and gardens of older village buildings are generally enclosed by limestone walls, the settings of many of the newer infill dwellings are enclosed by hedges or shrubbery and the presence of greenery has become a more dominant feature in recent years.

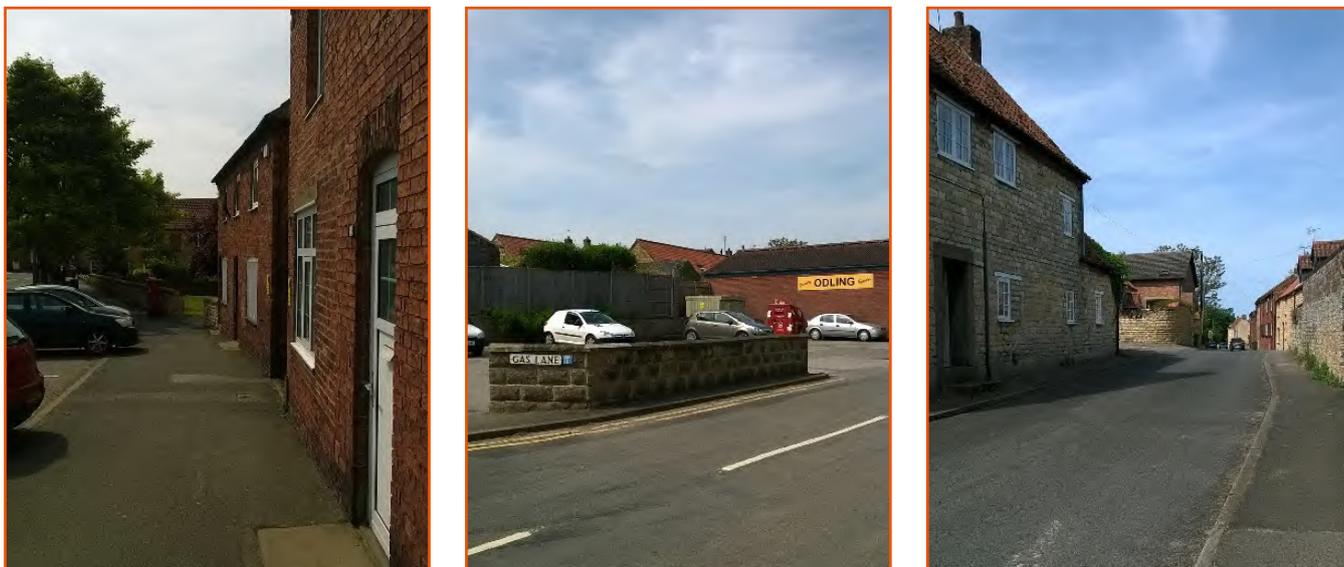


Above: A view uphill into the conservation area from the low fields to the west. The landscape setting makes a strong contribution to the character and appearance of the conservation area.

The churchyard of St Peters is a densely vegetated area surrounded with mature trees and it is managed as a nature reserve. However, due to its location on the scarp edge, much of the Churchyard is elevated well above the level of Church Lane and views into it are limited. The village pond is also rather hidden from view at the end of Clint Lane, but it is surrounded by trees and mature shrubbery and the attractive feature makes a significant contribution to local character. Clint Lane and many of the other minor lanes branching off High Street are edged with soft verges, which lend an informal, rural quality to the streetscene and provide a gradual transition to open countryside beyond.

## 11. Public Realm

Hard surfaces throughout the conservation area lack distinction with tarmac and concrete used almost exclusively, while streetlights are of standard, suburban style. Although practical and effective, these utilitarian features make little contribution to a locally distinctive sense of place and fail to differentiate the conservation area from adjacent, less historically significant areas. Examples of street furniture within the conservation area are few, as there are no formally defined public open spaces. However, a small open green space on the western side of High Street has a traditionally designed bench and rubbish bin, and a village sign. A number of cast iron street hydrants installed as part of the provision of a public water supply in the 1930's still stand on High Street and some of the village lanes, and these distinctive features make a significant contribution to local character. A network of footpaths, many of which probably reflect ancient rights of way, radiate outwards from the village and connect it to the surrounding countryside.



Above: Elements of the public realm such as road and pavement surfaces do not reflect the high quality of the rest of the built environment.

## 12. Sense of Enclosure and Boundary Treatments

The building line within the conservation area varies considerably. Along most of High Street it is generally uniform, with lines of continuous building frontages hugging the pavement edge. However, due to a variety of past agricultural and service uses, the frontage buildings are frequently punctuated with openings allowing access to rear yards. The sense of enclosure is therefore well defined but it is given added interest by frequent small gaps. In the peripheral lanes, the building line is fragmented and although occasional - usually older - buildings hug the edge of the street, many modern infill buildings sit at varied distances behind low front boundary walls. Where buildings are set further back, the boundary treatments - typically limestone walls, with occasional hedges or railings - provide a visual link between them and continue the well-defined sense of enclosure to the street. Boundary walls of coursed rubble, often with pantile copings, are commonplace throughout the conservation area and are one of its defining characteristics.

Building heights rarely exceed two stories, so even in cases where the built form is fairly continuous and hugs the pavement edge, the ratio of building height to road width results in a gentle, domestically scaled sense of enclosure. As most of the buildings within the conservation area either edge the pavement or sit behind modest and visually permeable front boundary treatments, there is generally sense of active surveillance and security.



Left: A varied but broadly consistent building line adds subtle interest to the streetscene as here on Church Lane.

## 13. Architectural details

Throughout the conservation area, there are interesting examples of modestly scaled, limestone rubble buildings of the early C18 being subject to later raising and remodelling, using red brick. The stark contrast in the mix of materials has resulted in a unique appearance of each building which clearly shows its evolution. There are also several examples of shopfronts which have been sensitively retained where buildings have been converted to residential use.

Above: Simple architectural detailing and the use of local materials

The traditional building material of Navenby and the neighbouring Cliff villages is limestone, with some elements of red brick and occasional examples of Gault, or buff brick, being introduced during the C19. Roofs are predominantly red pantile, interspersed with some of blue/grey slate which contrast with the yellow tones of the stone masonry. However, many of the newer infill buildings have departed from this palette, introducing a wider range of brick colours and modern alternatives to the traditional roofing materials of the village. Roof ridges are aligned in a variety of directions, with the steeply pitched and gabled roofs of the older buildings forming a distinctive roofscape. Chimneys are usually internal with squat, limestone or brick gable stacks, although occasional mid ridge stacks also exist.



Historically, dormer windows were not a typical feature of village dwellings, but where they did occur, were usually of a flat roof form. However, many of the newer infill buildings in the conservation area have departed from tradition, with both hipped roofs and pitched dormers becoming more frequent. Facades of C18 and C19 buildings in the village are relatively austere, with few decorative embellishments, although several of the buildings with C18, red brick frontages retain distinctive Georgian door casings complete with boot scrapers. Symmetrical facades, timber lintels and modest garret windows are characteristic features of many early limestone buildings in the conservation area and it is this simplicity which gives such buildings their distinctive charm.



Above: Subtle variations in architectural detailing

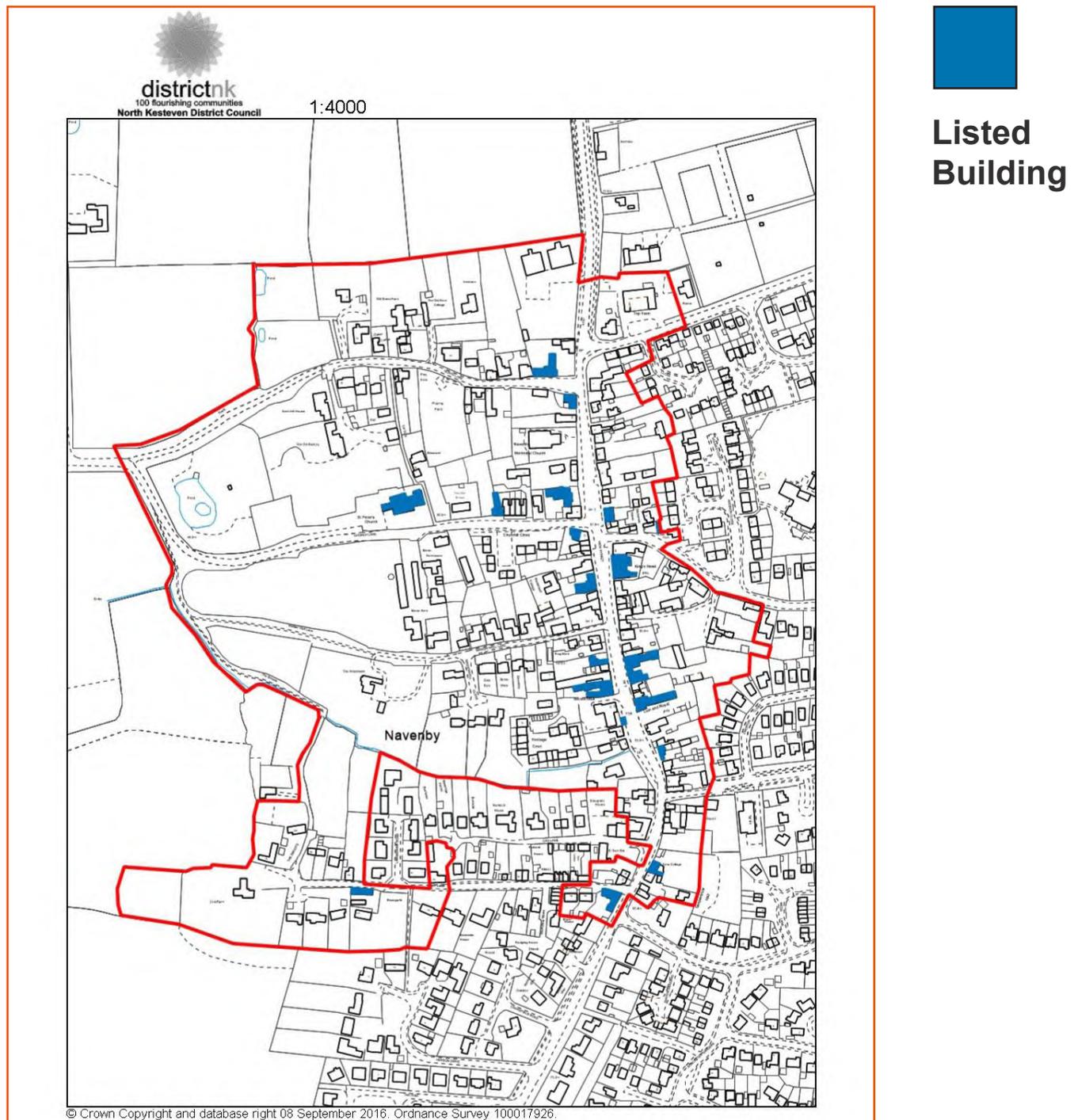
Traditionally, windows were set in generous reveals which together with the central step in sash windows, resulted in well-defined shadow lines that effectively articulated building facades. Throughout the conservation area, many traditionally styled timber framed, side hinged casements, as well as both vertically and horizontally sliding sash windows have survived. However, these original forms have become increasingly rare in the village context and the distinctive character of a number of historic buildings has been eroded by the introduction of unsympathetically designed modern windows, mostly in upvc.

Infill developments of the mid to late C20 tended to differ markedly from the earlier parts of the village in terms of their architectural treatments and materials. However more recent developments have been more successful in incorporating traditional design and materials.

# 14. Listed buildings and scheduled monuments

A map showing all the listed buildings within the conservation area is below. It was correct at time of going to press but for up to date information on listed buildings please see [www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/)

## Map 3: Listed buildings



# 15. Buildings of local interest (local list)

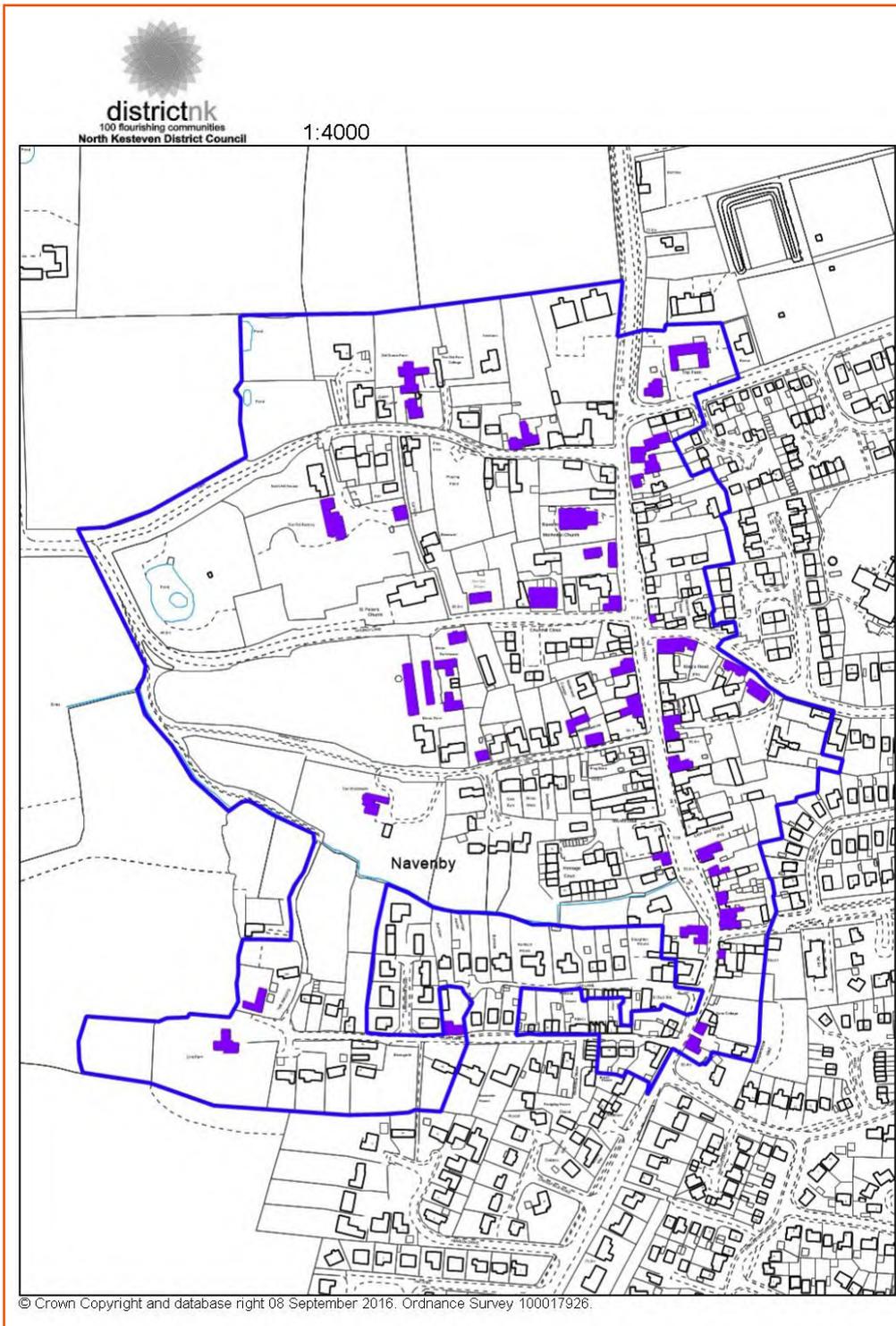
As part of the appraisal process the local list of sensitive buildings (non-designated heritage assets) for the conservation area was reviewed. The following buildings and structures were identified as suitable for inclusion on the local list. The buildings are mapped below and listed at Appendix 2. The criteria for assessment are included at Appendix 1. Please be aware that the Council is currently reviewing the district-wide local list assessment criteria, further consultation on which will be carried out separately. Inclusion on the list does not impose any additional restrictions on the owners of these buildings but allows careful consideration of the impact of any development affecting them or their setting as set out in Paragraph 135 of the National Planning Policy Framework. The Council has taken the view that it is preferable to identify these assets in advance rather than reacting once a planning application has been submitted.

In addition the following buildings will be removed from the list as they have been demolished:

**40-42 High Street**

**Dunston House, 48 High Street**

# Map 4: Proposed



**Proposed  
inclusion on  
local list**

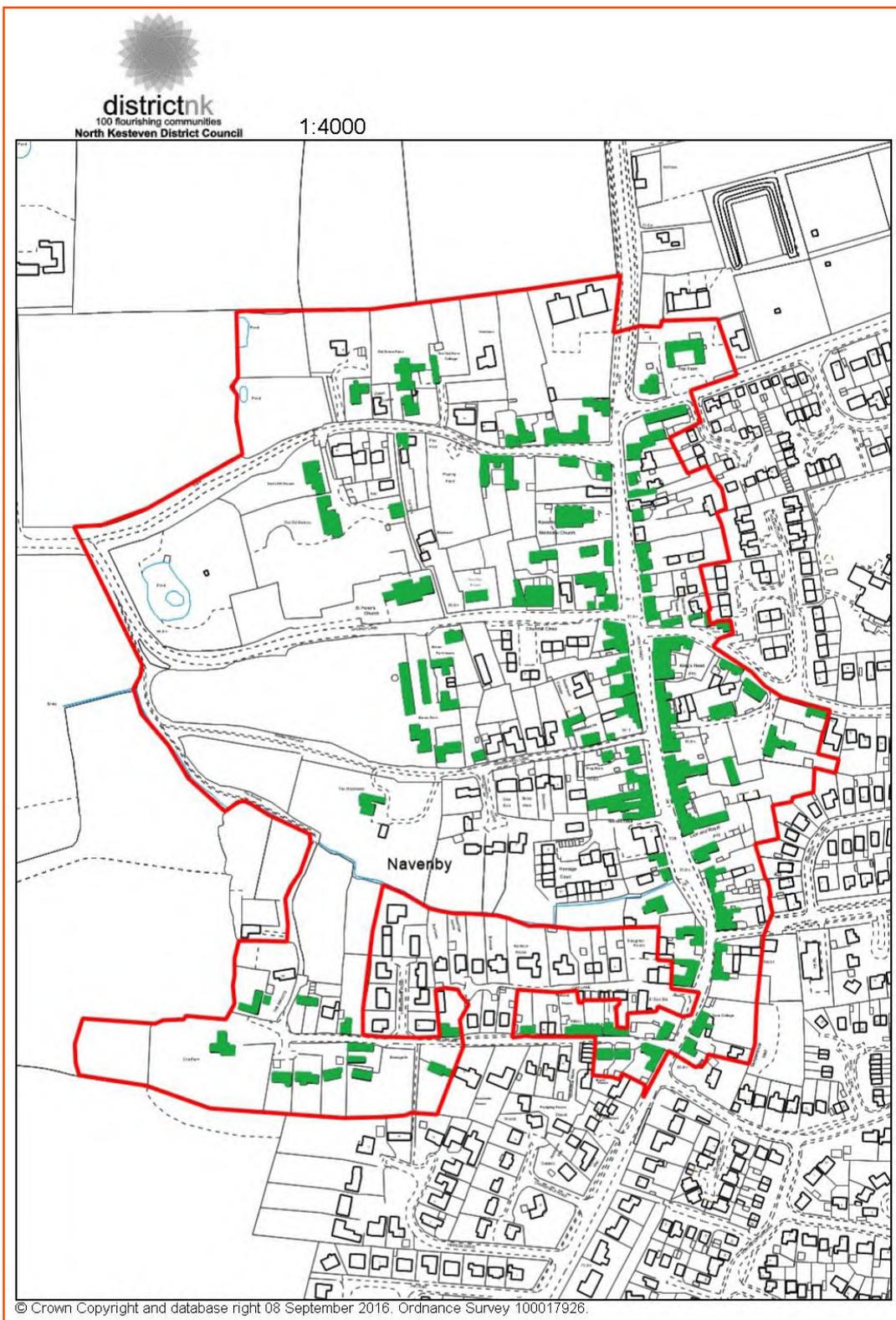
## 16. Positive buildings

Buildings play an important part in shaping the character of the conservation area. Their contribution can include their street elevations, integrity as historic structures, use of local materials, architectural and construction details and, conversely, contrasting details which make them stand out. They may make an important contribution to the roofscape or skyline. Buildings which can be partially seen or glimpsed can also make a positive contribution. As part of the conservation area appraisal a map showing the buildings which make a positive contribution to the conservation area has been prepared. This is not an exhaustive list and the omission of a particular building does not imply that demolition or alteration would therefore be acceptable. Applicants will be expected to carry out their own assessment of the contribution made by a particular building in support of a planning application.



Above: The use of traditional materials and architectural style allows this modern building to sit comfortably within the historic settlement

# Map 5: Buildings which make a positive contribution to the conservation area



**Positive building**

# 17. Key views and vistas

Views and vistas are explored in the sections of the appraisal on individual character areas below. A broad overview is given here but it is important to note that this is by no means an exhaustive list. The omission of a particular view or vista does not imply a lack of significance and a thorough analysis of views affected by any proposed development will be required to accompany a planning or listed building consent application.

The village is located on the edge of the Lincoln Cliff, high above the low lying, flat agricultural lands of the Trent Valley to the west and panoramic views across the farmlands exist from the lanes to the west of High Street. Although the village is sited so prominently, the buildings within the conservation area are not conspicuous in views from the western lowlands towards the village, as they are set discretely among tall trees and mature shrubbery. For this reason, Navenby

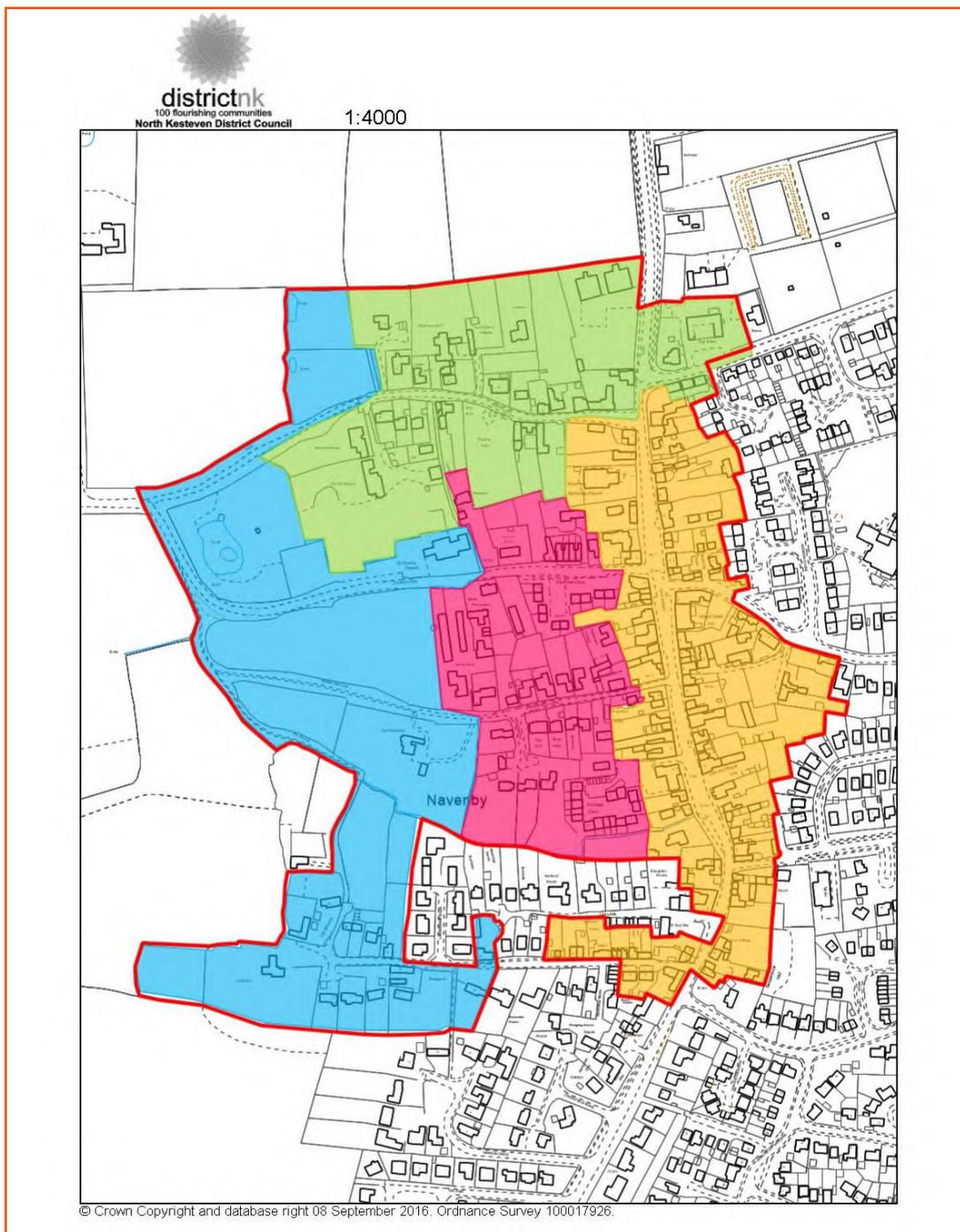
Church tower is less of a landmark feature for much of the year than may be expected, given the dominance of the structure and its prominent siting on the scarp edge. Beyond the village to the east, the escarpment gently undulates and panoramic views across open farmlands exist both towards the settlement and away from it.

Gentle curves in the village streets limit longer streetscene views and a sequence of shorter, highly distinctive streetscape views progressively unfolds when moving through the conservation area. Although distant views of St Peters Church are obscured by the surrounding tall trees and mature shrubbery, the building is a startlingly dominant feature in shorter streetscape views, due to its elevated setting well above the level of Church Lane. The traditional pattern of frontage development within the conservation area results in there being few views of building 'backs', although there are occasional interesting exceptions, such as the view northwards from Chapel Lane to the rear facades and roof slopes of the buildings fronting High Street. The built form within the conservation area is frequently punctuated with openings from the street and gaps between buildings that allow shorter views through to rear yards and green spaces behind the frontage development.

# 18. Character Areas

Within the conservation area are smaller areas each with their own distinctive character. In order to simplify the appraisal process and make the final document easier to read the conservation area has been broken down into four of these smaller character areas.

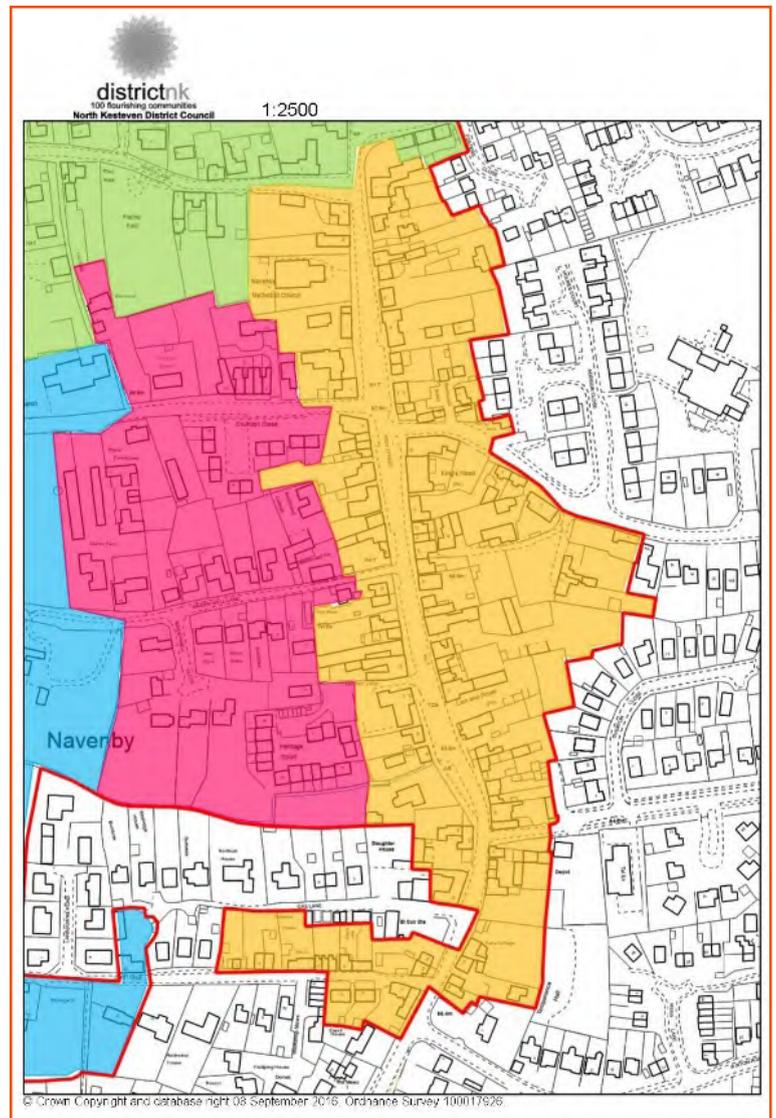
## Map 6: Navenby Conservation



1. High Street character area

## Summary description

This character area forms the heart of both the village and the conservation area. High Street is the main route through the village and a focal point for commercial activity. A strong building line with most buildings located at the back of the pavement contributes to a lively and active streetscene. There is strong uniformity in building materials with subtle variation in architectural details. Clint Lane and East Road have a quieter character but the built fabric continues the character of High Street.



Right: High Street Character Area (in orange)



Above: Inappropriate signage and shopfronts are having a harmful impact on the conservation area

## Landscape and routes

This is a predominantly closely built area with little vegetation visible from public viewpoints. As a result green spaces such as the small landscaped area at the southern end of the character area have considerable impact relative to their size. Glimpses of private gardens also offer a contrast to the generally urban appearance. East Road has a more leafy appearance and some relatively large areas of open grass. This emphasises the change in character away from the more built-up village core to the less densely developed fringes. The narrower width of Clint Lane at its west end which then widens out to a much leafier street with grass verges and mature front gardens.

High Street is the primary route through Navenby and provides access to most other streets within the centre of the village. Consequently it sees relatively high levels of vehicular traffic throughout the day, however good visibility and pedestrian crossings mean that traffic forms less of a barrier to pedestrian movement than it could.



Above: Views back towards High Street from the roads leading off it often frame prominent buildings

### **Key views and landmarks**

The gentle curve of High Street limits longer views but allows a series of shorter views unfolding along its length. Views from the surrounding streets onto High Street often frame individual buildings as focal points.

The character of this area is generally formed from the cumulative effect of many individual buildings of similar materials and appearance. However buildings such as the Methodist Church and The Old Manor House stand out through the use of contrasting materials, high quality architecture and positioning back from the main building line. The use of individual architectural details, such as the prominent porch at Crowland House, can also make an individual building stand out.

### **Predominant material palette**

Local limestone and red clay pantiles are the predominant materials within the character area and one of its main defining features. These are interspersed with some red brick and natural slate. There is occasional use of buff brick and modern materials such as concrete pantiles. There is a reasonably good survival rate of original and replacement timber doors and windows but unfortunately also a high rate of replacement with upvc which does not replicate the subtle detailing of timber.



Above: The retention and restoration of original features such as clay pantile roofs and timber windows has a strong positive impact on the conservation area

### **Predominant scale and massing**

Buildings range from two to two and a half storeys with much subtle variation in height and roof slopes which adds to the subtle rhythm of the roofline. Most buildings have chimneys and here again subtle variation in size and design adds character to the roofscape.

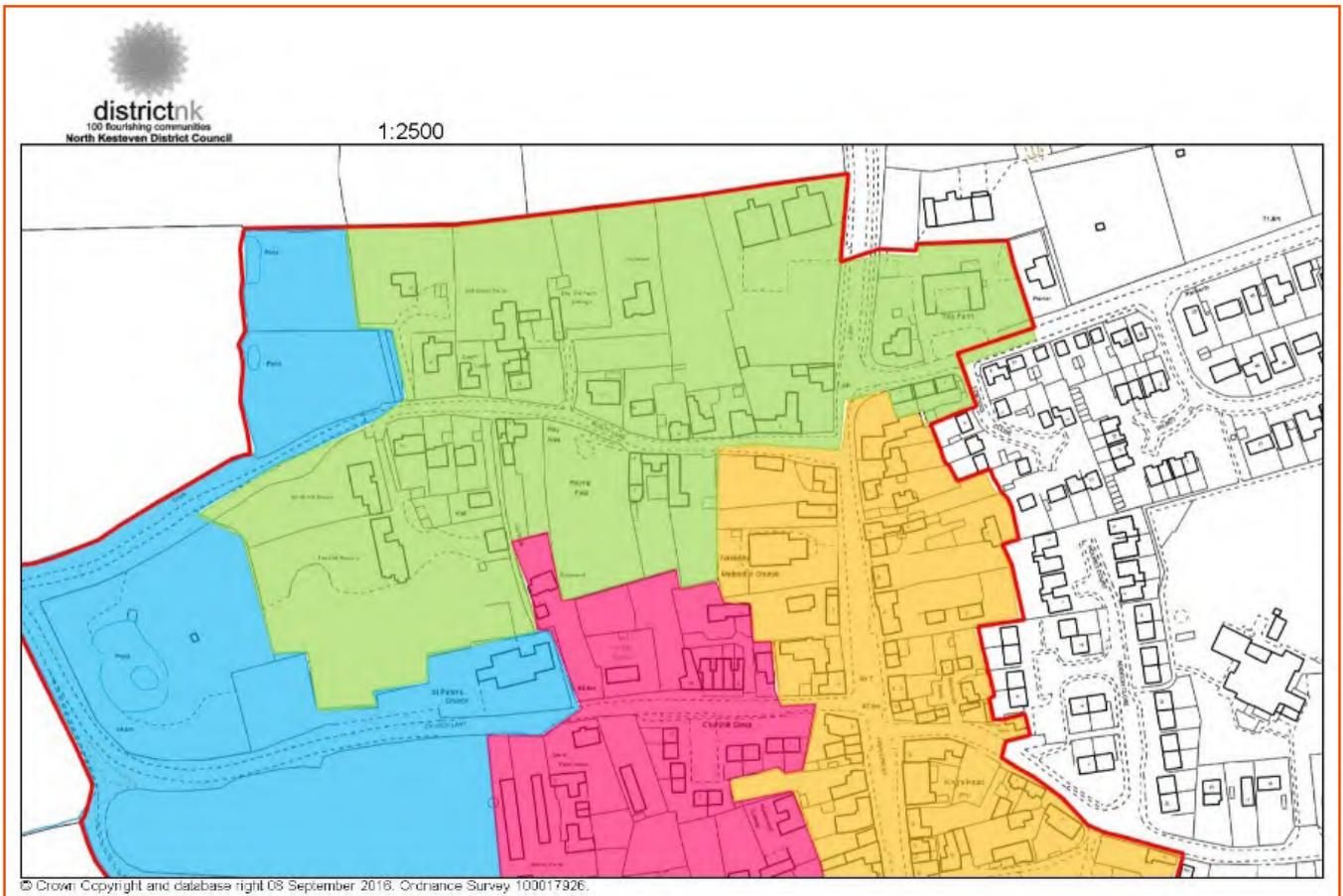
### **Positive features**

- Strong unity in terms of materials, building line and design
- Survival of medieval street layout including possible market place
- Well-used commercial street forming a focal point for the village
- Variety of design details adds interest to a relatively uniform streetscape

### **Negative features**

- Widespread loss of original features such as timber windows and replacement with inappropriately designed modern upvc replacements
- Modern shop signs in materials and designs out of keeping with historic buildings and streetscape

# 20. North Lane character area



Above: North Lane character area (in green)

## Summary description

The peaceful and leafy character of North Lane contrasts strongly with the bustling High Street. The varied building line, mature private gardens and grass verges all contribute to this character. Earlier buildings reflect the palette of traditional materials and design features. However some more modern development has not been in keeping with earlier buildings in terms of material or design. Boundary walls in local limestone, often with clay pantile coping, make a particularly strong contribution to the character and appearance of this character area.



Above: Mature planting softens the more urban character of central parts of the conservation area

### **Landscape and routes**

The level of vegetation gradually increases along North Lane moving away from High Street. This character area marks the transition from the built-up village core to the woodland and fields on the cliffside. As such the mature trees towards the west of the lane are a key component of its character.

North Lane Playing Field is a key public open space within the village and has well-used and maintained play equipment as well as large grassed areas. It also allows views across the playing field of the sides and backs of neighbouring buildings and trees.

As the lane becomes impassable for vehicles at the western end the level of vehicular traffic is low which results in a quiet and peaceful road. Pedestrian routes are easily accessible and well-used, providing links to the rest of the village and the countryside beyond.

### **Key views and landmarks**

North Lane curves gently, allowing for gradually unfolding views. Towards the east these frame No 1 High Street while moving west they end in the area of woodland on the cliff side. The footpath along the western edge gives spectacular views out from the cliff edge across the landscape beyond and these can also be glimpsed through the trees at the western end of North Lane.

There are no individual landmarks as such, the character of the area being more made up of the cumulative effect of its buildings and structures. However both Dial House and No 8 North Lane stand out as being of particular architectural and historic interest.



Above: Contrasting yet traditional architectural styles and materials add interest to the streetscene on North Lane

### **Predominant material palette**

Local limestone and red clay pantiles are the main building materials with some use of red brick and natural slate. There has been some modern use of buff brick and concrete roof tiles which stand out as not being in keeping with earlier development. There is a reasonably good survival rate of traditional timber doors and windows although modern upvc replacements are eroding character.

### **Predominant scale and massing**

North Lane has a more varied building line than the neighbouring High Street but boundary walls, hedges and fences maintain a consistently strong sense of enclosure. Building height is consistent at two storeys although there is some variation in the height and roof slopes. Most buildings have chimneys which add variety to the roofscape.

### **Positive features**

- Well-maintained public and private green space and mature trees
- Extensive views out from the cliff edge
- Peaceful leafy character
- Well-used and legible pedestrian routes

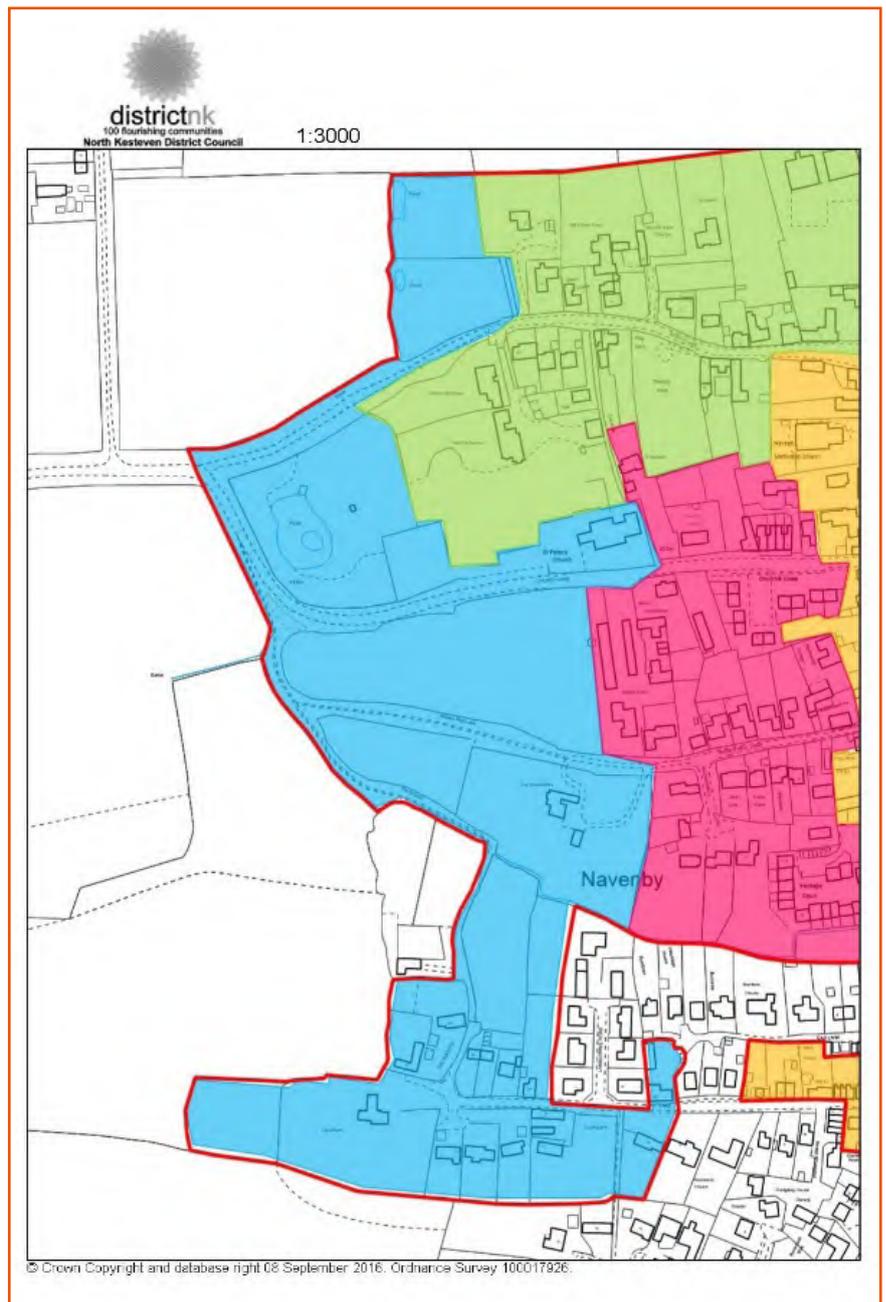
### **Negative features**

- Undistinguished public realm which does not make a positive contribution to character or appearance
- Use of modern materials such as upvc and concrete roof tiles out of keeping with traditional materials

# 21. Cliff Edge character area

## Summary description

Cliff Edge mainly consists of an area of fields, woodland and hedges with a well-used network of public footpaths. The area is of considerable historic interest with the church, churchyard, village pond and links with agricultural past. Development along the eastern end of Clint Lane has a more rural feel than the rest of the conservation area with a more ad-hoc, scattered layout and a number of individual houses in the centre of large mature gardens.



Above: Cliff Edge character area (in blue)



Views out from the cliff top to the countryside beyond are a recurring feature on the western edge of the conservation area.

### **Landscape and routes**

Church Lane is the only through-route for vehicles in the character area as The Smoots, Maiden Well Lane and North Lane all become pedestrian footpaths at their eastern end. These footpaths continue as part of a wider network of pedestrian routes through the countryside beyond the village.

Green space is the defining characteristic of this part of the conservation area. Mature gardens, trees, hedges and paddocks link this edge of the historic settlement with the wider agricultural landscape beyond. They are of a considerably smaller scale than the mainly 20th century amalgamated fields beyond which makes them obviously legible as part of the village boundary. The large trees in the graveyard of St Peter's Church and around the village pond are particularly prominent within this landscape.

### **Key views and landmarks**

There are extensive views out across the wider landscape from the footpaths and roads in the character area. These can be seen as both wide panoramas and as glimpsed views between trees. Views from the valley floor of the trees rising up the cliff side towards the church and village are also important.

St Peters Church is a landmark within the conservation area and beyond. Its elevated position emphasises its prominence.



Above: Mature trees framing a view out of the conservation area.

### **Predominant material palette**

As with the rest of the conservation area local limestone and red clay pantiles are the most common building materials. There are also examples of red brick and natural slate as well as some more modern use of buff brick and concrete roof tiles. Unfortunately these modern materials do not sit comfortably alongside the more traditional elements. Traditional timber doors and windows survive well in this character area, however there has been some use of replacement upvc doors and windows.

### **Predominant scale and massing**

With the obvious exception of St Peters Church buildings are mainly two storeys in height with some single storey outbuildings and bungalows. Buildings are generally set back from the footpath but boundary treatments (a mix of stone and brick walls, fences and hedges) provide continuity and a strong sense of enclosure.

### **Positive features**

- Panoramic and glimpsed views of countryside beyond conservation area
- Historic interest, particularly church and village pond
- Well-used network of footpaths
- Built fabric fits well with semi-rural character of the character area

### **Negative features**

- Some modern development has not picked up on traditional appearance and materials of existing development and lacks individual character
- Loss of traditional timber windows and doors and roof coverings
- Some footpaths are in poor condition

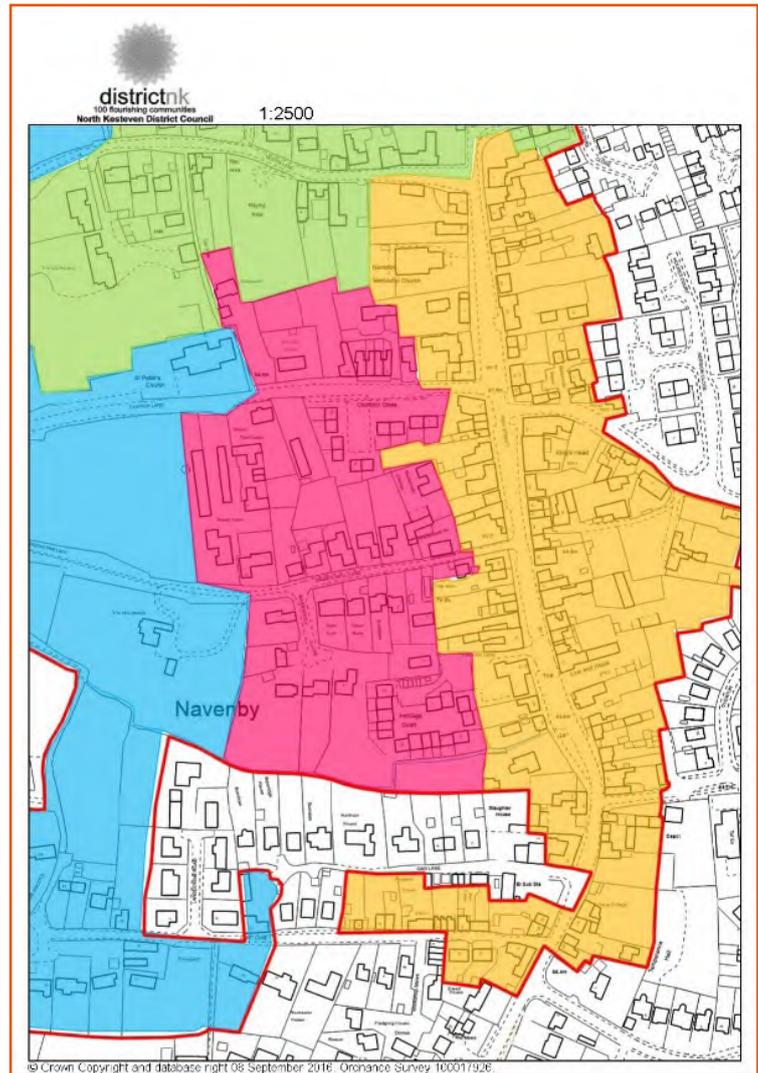
## 22. The Lanes character area

### Summary description

The Lanes character area encompasses several streets leading off High Street which are of very similar character. In terms of character they sit between the more urban and bustling High Street to the west and the quieter, more rural areas to the east.

This character area contains the largest amount of modern development within the conservation area. These buildings vary in how successfully their design and materials sit alongside earlier development however they have maintained continuity through strong boundary treatments, many of which utilise traditional local materials. Three cul-de-sacs of modern development sit within the character area. Although their layout is not in keeping with the more linear pattern of development in the rest of the conservation area, in general the use of materials and traditional rooflines minimise their visual impact. However the architecture and materials of the bungalows on Churchill Close does not take any cues from the surrounding buildings and as a result has a negative impact on the character and appearance of the conservation area.

Manor Farmhouse and barns, now converted to residential use, are an important link between the village and the agricultural landscape which forms its setting.



Above: The Lanes character area (in red)



Above: A strikingly modern extension contrasts with its more traditional neighbours on Church Lane.

### **Landscape and routes**

Mature plants and trees in private gardens emphasise the quieter, leafy character of these lanes and characterise the transition between the built-up village core and the woodland and countryside beyond.

Maiden Well Lane narrows towards its eastern end where it is impassable for vehicles while Church Lane is the main route between the village and the Witham Valley beyond. The narrowing of Church Lane as it leaves the village and steep hill both help regulate traffic speeds.

### **Key views and landmarks**

The sections of Maiden Well Lane and Church Lane are within this character area are relatively straight, allowing views along them which terminate in the mature woodland to the west and frame individual buildings on High Street to the east. Both lanes narrow towards High Street which adds further emphasis to the contrast with its more densely developed character. The architecture and quality of the stonework on both Manor Farmhouse and The Old School, along with the latter's quirky design, mark them out as landmarks within the character area.



Above: 20th century developments have not always respected the form and character of the conservation area.

### **Predominant material palette**

Local limestone and red clay pantiles are still prominent building materials but there is wider use of red brick, slate and concrete roof tiles than in the rest of the conservation area. Whilst some timber windows and doors survive the majority of modern buildings have upvc.

### **Predominant scale and massing**

Buildings are generally two storeys in height with subtle variations in height and roofline. The building line is more varied than on High Street with buildings set at various distances from the footway. However there is continuity in terms of boundary treatment which reinforces the strong sense of enclosure.

### **Positive features**

- Strong sense of enclosure from continuous boundary treatments
- Mature trees and planting in gardens
- Generally well-maintained buildings
- Most recent development making use of traditional design and materials

### **Negative features**

- Loss of traditional timber windows and doors and roof coverings
- Late 20th century development not in keeping with earlier character and appearance

# Appendix 1

## **Draft Local List methodology and criteria**

The Draft Local List of non-designated heritage assets has been compiled in order to act as a planning tool. Heritage assets are usually included in a list because they are the best of their kind within a local authority area. Other assets are included because of the contribution that they make to the character of the local area.

By their very nature, buildings will make up the bulk of the list as they are the most visible of the historic assets and contribute greatly to the character of an area.

Conversely, archaeological sites will be greatly under-represented on the list due to the difficulty in establishing the nature and extent of any individual assets without first excavating, particularly within the urban environment. Designed Landscapes, pieces of art and other assets are low in overall number and so will make up a minor part of the list; they are also the least likely to be affected by development.

## **Criteria for Listing**

### **General criteria**

Locally listed heritage assets must meet all four of the following general criteria:

1. They must be a building, monument, site, place, area or landscape and should retain the majority of their original fabric, external design style and character.
2. They must possess heritage interest that can be conserved and enjoyed.  
This can include physical things such as appearance and materials as well as associations with people or past events. The physical features of an asset can help illustrate these associations.
3. Their value for the character and identity of the area must go beyond personal or family connections or the interest of individual property owners.
4. They must have a level of significance that is greater than the general positive character of an area.

To be added to the local list a heritage asset must possess heritage value to a level that merits consideration in planning. Registered heritage assets should stand out as being of greater significance than the general historic environment of which they form part.

### **Detailed criteria**

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.

## Detailed criteria

An asset must meet at least one of the criteria in each of the three sections below in order to be considered for inclusion on the list. Please provide as much information as possible on each criteria selected. The final decision on inclusion rests with North Kesteven District Council.  
architectural or artistic interest.

<b>Name and location of asset</b> (please provide a photograph and map showing its location):	
<b>Type</b> Which of the following best describes the asset?	Tick
A <b>building or group of buildings</b>	
A <b>monument or site</b> (archaeological remains or a structure that is not a building)	
A <b>place</b> (e.g. park, garden or natural space)	

## Interest

Does it have interest in any of the following ways?

**Historic interest** – a well-documented association with a person, event, episode of history or local industry (including agriculture)

**Architectural interest** – an example of an architectural style, a building of particular use, or a technique of building or use of materials

**Artistic interest** – It includes artistic endeavour to communicate meaning or use of design (including landscape design) to enhance its appearance

**Local value**

Is the asset valued locally for any of the following reasons?

**Association** – It connects us to people and/or events that shaped the identity or character of the area

**Illustration** – It illustrates an aspect of the area's past that makes an important contribution to its identity or character

**Evidence** – It is an important resource for understanding and learning about the area's history

**Aesthetic** – It makes an important positive contribution to the appearance of the area (either unintentionally or through deliberate design)

**Communal** – It is important to the identity, cohesion, spiritual life or memory of all or part of the community

**Local significance**

Do any of the following features make the asset stand out above the surrounding environment?

**Age** – Is it particularly old, or of a date or period that is significant to the local area?

**Rarity** – Is it unusual in the area or a rare survival of something that was once common?

**Integrity** – Is it largely complete or in a near to original condition?

**Group value** – Is it part of a group that have a close historic, aesthetic or communal association?

**North Kesteven's identity and history** – Is it important to the identity or character of the district or part of it? Of particular interest may be buildings related to the agricultural or industrial past of the area or an historic industry, process or activity specific to the village or local area.

**Other** – Is there another way you think it has special value?

# Appendix 2

## Proposed additions to local list

### **Outbuilding south of Church Hall, Cat Walk**

Large detached outbuilding in grounds of The Old Rectory, North Lane, built in stone with pan-tiled roof. Modern wooden windows to openings.

### **69 High Street and 1 Chapel Lane**

Semi-detached dwelling built in stone to elevation to High Street and red brick to rear element that faces onto Chapel Lane. Wooden lintel to ground floor of High Street facade with dressed stone lintels to Chapel Lane. Pan-tiled roof with two gable end chimneys both single stacks. Upvc windows and doors inserted in original openings.

### **Manor Farm House including railings to front, 1 Church Lane**

Detached former farmhouse built in stone and red brick, pan-tiled roof with two gable end chimneys both of two stacks. Wooden windows and doors. Later extension to rear and porch to front in same materials. Front boundary consists of brick wall and pillars topped with cast iron railings with arrowhead finials.

### **Manor Farm Barns, Church Lane**

Group of single storey farm buildings built in stone and red brick with pan-tiled roofs. Wooden windows and doors in original and new openings. Buildings occupy a prominent location on the edge of the village when approaching from Bassingham. Currently under conversion to dwellings.

### **The Old School House, Church Lane**

Detached former school house now dwelling, built in stone with pan-tiled roof with two gable end chimneys both of two stacks. Dressed stone to lintels and cills with rough cut stone quoins. Wooden windows and doors in openings. Front facade has two blind windows with stone plaque in each. Plaque to first floor window reads "The Benefit Society MDCCCXXI" the plaque to ground floor window reads "The Village School MDCCCXVI".

### **2 – 8 (even) Church Lane including front boundary wall**

Terrace of four dwellings, built in red brick with decorative brickwork to eaves and chimneys. Slate roof with two central chimneys both of six stacks. Upvc windows to openings some of which have been altered. Porches to front built with low stone wall topped with wooden frame with decorative wooden bargeboards and spike finials. Rosemary and terracotta ridge tiles to porches with hanging tiles to front gable. Porch to number 2 has been re-built and enlarged with ground floor bay window added. Decorative boundary wall to front built in red brick and capped in dressed stone.

### **Albion House, 22 Clint Lane**

Detached stone dwelling with dressed stone quoins and lintels, pan-tiled roof with two gable end chimneys both single stack. Wooden windows and doors, large extension under construction to rear in matching materials.

### **Applewhite House, 32 Clint Lane**

Detached dwelling built in stone and red brick with dressed stone quoins and lintels. Pan-tiled roof with two gable end and one central chimneys, all of two stacks. Large rear wing in same materials. Wooden windows and doors.

### **Old Clint Farm, Clint Lane**

Detached dwelling built in stone with dressed stone quoins, stone mullion windows with Upvc windows inserted. Pan-tiled roof with two cat slide dormers to one wing. Two chimneys one single and one of two stacks. Later rear extension built in red brick.

### **1 & 2 East Road (Anvil Cottages) and outbuilding to rear**

Pair of semi-detached dwellings, built in stone with pan-tiled roof with three chimneys two of two stacks and one single stack. Upvc windows in openings.

Detached two storey outbuilding built in stone and red brick with pan-tiled roof.

### **8 East Road**

Detached dwelling, built in stone and red brick with decorative brickwork to eaves. Later extension to side. Pan-tiled roof with four chimneys. Dressed stone to gables. Modern bay window to front. Upvc windows in original openings. Wooden door.

### **Top Farm Farmhouse and barns, Green Man Road**

Detached farmhouse with later side extension, built in red brick in Flemish bond with decorative stringcourse and decorative brickwork to chimneys. Bay window and porch to front elevation with Rosemary tiles to roofs. Main roof also covered with Rosemary tiles with Terracotta ridge tiles and finials. Decorative carved bargeboards to gables. Wooden windows and doors. Stone plaque to first floor reads "PL 1885". Group of farm buildings built in u-shape with later wall to front of crew yard. Built in red brick and stone with pan-tiled roof. Wooden windows and doors. Important to the setting of Top Farm House and the Conservation Area.

### **1 High Street**

Large detached dwelling built in stone with red brick facade in English Garden Wall Bond. Slate roof with two gable end chimneys both of two stacks. Wooden windows and doors with 12 pane sashes to front and Yorkshire sliding sashes to side/rear elevations. Low wall to front boundary.

### **The Coach House, 1a High Street including gate and pillar at entrance**

Former outbuilding to 1 High Street now converted to dwelling. Built in red brick with pan-tiled roof. Wooden windows and doors in original openings. Decorative cast iron gate-post and gates to entrance. Square column topped with ball finial.

### **Holly House, 3 High Street**

Detached dwelling built in red brick with pan-tiled roof, two gable end chimneys both of two stacks. Wooden windows and doors. Brick wall and columns capped with dressed stone to front.

### **Methodist Church, High Street**

Large detached early twentieth century Methodist Church erected in 1926 (date-stone to front gable). Built in red brick with dressed stone to lintels, large picture window in dressed stone to front facade with stone cross over. Slate roof with terracotta ridge tiles and finials. Later extension to side and rear. Wooden windows to side elevation. Small single chimney to either side of main roof both of single stack.

#### **4 High Street**

Large detached dwelling two storeys and one and a half storey in height, built in stone with dressed stone quoins to two storey element. Pan-tiled roof with gable end chimney to two storey element of two stacks, two cat slide dormers to lower section. Concrete lintels to openings. Included for its group value within the street scene.

#### **Trap-house r/o 4 High Street, Navenby**

Former Trap-house built in stone with red brick to front facade. Three curved brick arches to front with accommodation over two arches partially infilled forming annexe on ground floor. Smaller extension to side built in stone with square opening to ground floor with wooden dove-cote inserted to first floor. First floor accessed by external staircase to side. Pan-tiled roof. Wooden windows in original opening.

#### **8 High Street**

Detached dwelling on junction with Church Lane, built in stone with dog toothed brickwork to eaves and with red brick to facade fronting Church Lane. Single storey rear wing with built in stone. Pan-tiled roof. Upvc windows in original openings

#### **Kizbar House, 18 High Street**

Detached dwelling built in stone with red brick in Flemish bond to front facade, pan-tiled roof with two gable end chimneys both single stack. Wooden windows and door.

#### **Karich, 22 High Street**

Detached dwelling in coursed limestone rubble with clay pantile roof. Upvc windows. Present on 1905 OS map but probably C19 or earlier in origin.

#### **24 High Street**

Semi-detached dwelling built in stone with pan-tiled roof with two gable end chimneys both of two stacks. Dressed stone to gable parapets. Modern Upvc windows in openings.

#### **The Cottage Tea Rooms, 27 High Street**

Small shop used as tea rooms, built in red brick with slate roof, two gable ended dormers to front elevation. Wooden shop front with pilasters to High Street Elevation. Side entrance with wooden canopy off East Road.

#### **29 High Street**

End terrace building built in stone with pan-tiled roof with three gable ended dormers to front elevation Central chimney of three stacks. Modern wooden shop windows inserted to front elevation with large wooden lintel over one window. Wooden windows and doors throughout.

#### **Horum & Hemmingway, 39 High Street**

Terraced building, built in stone with pan-tiled roof with large gable end chimney of six stacks. Wooden windows and doors.

#### **Pharmacy, 41 High Street**

Terraced building, built in stone with pan-tiled roof with gable end chimney of single stack. Upvc windows and doors inserted. Included for good value impact to street scene.

#### **44 High Street**

Built in red brick with pan-tiled roof, two gable end chimneys both single stack. Upvc windows and door.

#### **Key Cottage and Hales Cottage, 45 & 47 High Street**

Pair of cottages built in stone with pan-tiled roof, single chimney of four stacks to number 47. Wooden windows and doors with Yorkshire sliding sashes to first floor.

#### **50 & 52 High Street**

L-shaped pair of semi-detached dwellings built in stone and red brick with pan-tiled roof. Two gable end chimneys and two central stacks, one single stack and three of two stacks. Mixture of wooden and Upvc windows and doors in original openings.

#### **Crowland House, 59 High Street**

Large detached dwelling built in red brick with dressed stone lintels, brick string course. Stone portico to front door with cast Iron railings to top. Concrete tiles to roof with three chimneys all of two stacks. Mixture of wooden and Upvc windows to openings. Low wall with railings on top to boundary.

#### **61 High Street**

Semi-detached dwelling built in stone and rendered to first floor. Pan-tiled roof with gable end chimney of two stacks. Brown Upvc windows and wooden door.

#### **65 – 69 (odd) High Street**

Pair of stone dwellings with smaller central section linking both dwellings. Built in stone with dressed stone quoins central section constructed in red brick. Concrete tiles to roof with four gable end chimneys all of two stacks. Mixture of Upvc and wooden windows.

#### **73 High Street**

Detached dwelling with one and a half and single storey rear wings that face onto High Street, built in stone with concrete tiles to roof, two single stacks chimneys to rear wings. Upvc windows and doors inserted in original openings. Metal bracing ties to gable wall.

#### **Wells Cottage, 81 High Street**

Dwelling built in stone and red bricks, rendered to front elevation. Three steps up to front door with stone pilasters to door surround. Rosemary tiles to roof with two gable ends chimneys both with two stacks. Upvc windows and wooden door.

#### **Old Hall Cottage, 83 High Street**

Small semi-detached dwelling built in stone and red brick with pan-tiled roof, one gable end chimney of two stacks. Upvc windows and wooden door.

#### **85 High Street**

Semi-detached dwelling set gable end on to High Street. Built in stone with pan-tiled roof, two gable end chimneys both single stack. Later extension and porch to front. Wooden windows and doors.

### **Maidenwell House, Maidenwell Lane**

Detached dwelling built in red brick in Flemish Bond to front elevation and stone, greatly enlarged with later extension to side and rear and raising of roof. Dogtooth brickwork to eaves. Pan-tiled roof with two gable end chimneys, both of two stacks. Upvc windows installed throughout.

### **The Dovecot, Maidenwell Lane**

Large detached former dovecot now converted to dwelling. Built in stone with central section in red brick with two string courses to third floor. Pan-tiled roof with roof-lights to front wing. Wooden windows and doors.

### **Windyridge, 12 Maidenwell Lane**

Detached dwelling built in red brick in English Garden Wall bond. Large later flat roofed extension to rear also built in red brick. Slate roof with two gable end chimneys one single and one two stacks. Wooden windows and doors with low stone walls to front boundary.

The Woodlands, Maidenwell Lane including boundary walls

Large detached dwelling built in cliff edge in large grounds. Built in red brick and rendered to rear. Slate roof with terracotta ridge tiles and finials. Three chimneys to roof, two single and one of three stacks. Stone lintels to windows. Wooden windows in openings. Remnants of good quality brick built boundary wall and entrance pillars with stone pyramid shaped capping to pillars, forming boundary of The Woodlands along Maidenwell Lane.

### **6 North Lane**

Detached dwelling built in red brick with raised stringcourse, concrete tiles to roof with one chimney of two stacks. Upvc windows in original openings. Stone plaque to side elevation has underneath a small shield the letters EP with the date 1853 in a semi-circle below that.

### **The Cottage, 8 North Lane**

Detached cottage built in stone with pan-tiled roof. Tall gable end chimney of single stack and central chimney of three stacks. Upvc windows in original openings. Later extension to rear.

### **Hales House, 14 North Lane**

Detached dwelling built in red brick with Flemish bond to front elevation, dressed stone to lintels and cills with wooden windows and doors in openings. Slate roof with two gable end chimneys both of three stacks.

### **Old Green Farm, North Lane**

Former farmhouse, C19 or earlier. Random rubble limestone construction with clay pantile roof.

### **The Old Rectory, North Lane**

Large detached dwelling set back from the highway, built in stone with slate roof which has numerous chimneys. Ground floor bays have slate roofs. Dressed stone to windows, gable parapets and quoins and carved stone finial to rear gable. Raised stone stringcourse. Modern wooden windows and doors in openings.



**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –  
Responses to Examining Authority’s First Written  
Questions & Requests for Further Information (PD-011)**

**Appendix A6:  
Navenby Conservation Area  
Management Plan**

prepared by  
**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP  
Planning Inspectorate reference: EN010154  
February 2026**

# Navenby Conservation Area Management Plan Adopted December 2016

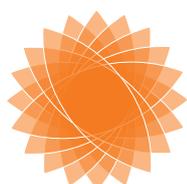


# Contents

## 1. Scope and Purpose

## 2. Management Policies

- Article 4 Directions
- Shopfronts and signage
- Design
- Development Management
- Planning Enforcement
- Addressing negative factors
- Opportunities for enhancement



# 1. Management Plan

## Scope and Purpose

The main objectives of the management plan are to ensure the protection of what makes the conservation area special and to guide future development in a way that preserves and enhances the characteristics which make them worthy of protection. It will set out the tools available through Development Management and Planning Enforcement procedures in addition to policies designed to proactively manage change within the conservation area.

## 2. Management Policies

### Article 4 Directions

Article 4 Directions, are used to bring under planning control a range of works authorised under article 3 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all, or in most cases selective, normal permitted development rights of householders to make changes to specific items considered to be contributing to the erosion of the character of many conservation areas.

Small scale, incremental changes such as the loss of traditional timber windows and doors and roof coverings such as slate and clay pantiles have been identified within the conservation area appraisal as having a harmful impact on the conservation area. In addition further changes such as the installation of roof-mounted solar panels also have the potential to harm the character and appearance of the conservation area. In order to address these issues it is proposed that a separate report will be produced and a public consultation exercise carried out to determine whether the introduction of a selective Article 4 Direction would be an appropriate course of action.

The purpose of the Article 4 Direction would be to prevent further harm to the conservation area and provide a means to reverse the harm which has already occurred.



**Above left:**  
Sensitively designed shopfront and signage



**Above right:**  
Many shopfronts are not sympathetic to the character or appearance of the conservation area

## Shopfronts and signage

The conservation area appraisal has identified the design and condition of many of the shopfronts within the conservation area as not being in keeping with the character or appearance of the conservation area. Whilst, on the whole Navenby's historic environment is of very high quality, the majority of shopfronts and particularly signage do not reflect this. The introduction of shopfronts which do not relate well to the rest of the building (primarily through the inappropriate use of materials, unsympathetic signage and overall poor quality of shopfronts) is causing significant harm to the quality and appearance of the historic environment.

In response to similar issues being identified in other conservation areas within the District the council has produced a shopfront design guide to assist developers and retailers in formulating sympathetic shopfront and advertisement designs which better respond to the traditional character and appearance of the District's historic town and village centres. It also covers issues such as security and lighting. In order to address the harm being caused to the historic environment the council will expect proposals for new or replacement shopfronts and signage to adhere to this guidance. In particular the use of traditional timber shopfronts and signage will be positively encouraged and the use of modern materials and signage will not be permitted where it would cause harm to the character and appearance of the conservation area.

# Design

The Appraisal identifies and defines the special characteristics of the conservation area including the general form, detailing, important views and open spaces. These elements should be retained, reinforced and enhanced where appropriate when development proposals are being formulated. Any new development will be required to preserve and enhance the conservation area. This will be achieved by ensuring the scale, massing and architectural details and pattern of development respects and reflects that of the existing built environment. Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area will normally be expected and boundary treatments should follow the form of those existing in the area.



**Above:**  
Traditional materials and architectural features incorporated into a modern building

# Development Management

There are no potential medium or large-scale development sites expected to come forward in the near future, and the Proposed Submission Central Lincolnshire Local Plan (which runs to 2036) does not recommend the specific allocation of land within the Conservation Area for new residential or commercial development. With the exception of the proposals for the erection of 35 dwellings on Whites Lane (which is recommended to be removed from the boundary of the conservation area under the draft Conservation Area Appraisal, there are no other proposed allocations of land for further residential development in the village as set out through the Submitted Draft Central Lincolnshire Local Plan (2016), including therefore within the Conservation Area. Whilst the outcome of two planning appeals for major developments around Lincoln Road and Thurlby Road are awaited, these sites fall outside the Conservation Area boundaries – both existing and proposed. Therefore, future development within the Conservation Area is more likely to be in the form of small infill sites or redevelopment of existing buildings. However, such piecemeal windfall development still has the potential to significantly affect the character and appearance of the conservation area.

The Council will seek to support development which preserves and enhances the character and appearance of the conservation area in accordance with local and national policy and guidance as outlined in the conservation area appraisal.

# Planning Enforcement

Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a Conservation Area. Examples include unauthorised alterations to a building or the use of non-approved materials, or development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.



**Above:**

Traditional materials such as timber doors and windows and clay pantiles contribute strongly to the quality of the historic environment

# Opportunities for Enhancement

The Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.

With regard to future areas for enhancement in Bassingham Conservation Area, the council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area.

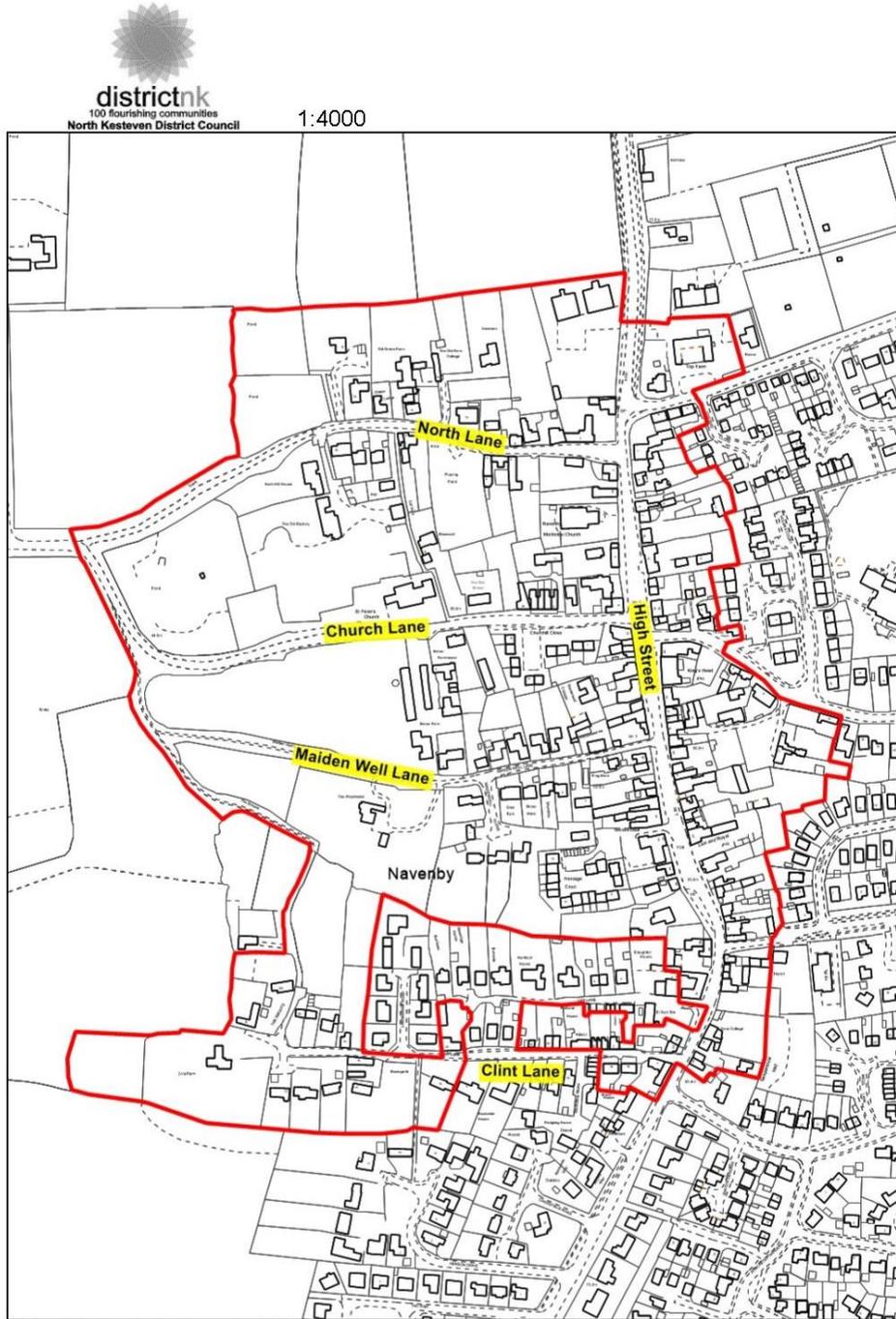
The incremental loss of historic architectural fabric has been harmful to the special interest of the Conservation Area. The most obvious detrimental changes have been the replacement of traditional timber-framed windows with modern upvc, the loss of timber doors and the replacement of non-interlocking clay pantiles with concrete pantiles. The reinstallation of features such as these would be greatly beneficial to the character and appearance of the conservation area.

Aside from its buildings, Bassingham Conservation Area's public realm would also benefit from improvements. Hard surfacing throughout the conservation area generally lacks distinction and standard tarmac surfaces are widely used. Although practical and effective, such uniform surfacing makes little contribution to a locally distinctive sense of place.

As part of its management strategy the Council will support:

- The use of bespoke public realm materials where appropriate
- The preservation and/or enhancement of the Conservation Area's significant buildings, sites and green spaces
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, traditional shop fronts and signage (consistent with the Council's Shopfront Design Guide);
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, traditional fencing/railings, etc;
- The replacement of unsympathetic and dominating traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species.

# Navenby Conservation Area Boundary



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**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –**

**Responses to Examining Authority's First Written Questions & Requests for Further Information (PD-011)**

**Appendix A7:**

**Boothby Graffoe**

**Conservation Area Plan**

**(no appraisal or management plan)**

prepared by

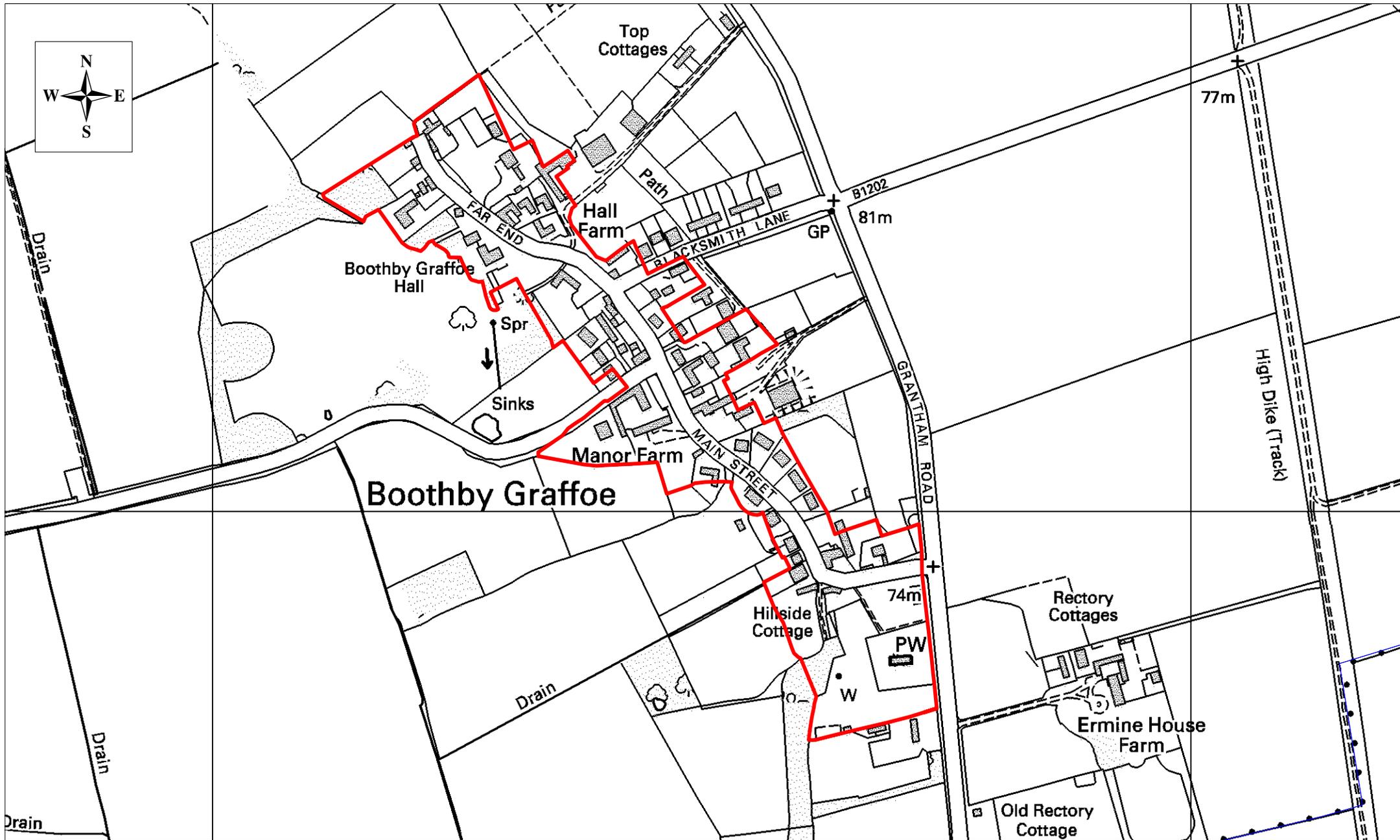
**North Kesteven District Council**

**(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP**

**Planning Inspectorate reference: EN010154**

**February 2026**



**North Kesteven District Council**  
 District Council Offices,  
 Kesteven Street,  
 Sleaford,  
 Lincolnshire, NG34 7EF

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**Location : Boothby Graffoe  
 conservation area**

**Map Scale : 1:5,000**



**North Kesteven**  
DISTRICT COUNCIL

**Application by Fosse Green Energy Ltd for an order granting development consent for the Fosse Green Energy solar farm**

**Deadline 2 –**

**Responses to Examining Authority's First Written Questions & Requests for Further Information (PD-011)**

**Appendix B:**

**s.106 Agreement – NKDC, Ecotricity  
(Heck Fen Solar) Ltd and others**

**19<sup>th</sup> December 2024**

prepared by

**North Kesteven District Council  
(ID FD1E96A6C)**

**NKDC reference: 23/0325/NSIP**

**Planning Inspectorate reference: EN010154**

**February 2026**

DATED

19<sup>th</sup> DECEMBER

2024

DEED OF DEVELOPMENT CONSENT OBLIGATIONS

between

(1) NORTH KESTEVEN DISTRICT COUNCIL

(2) LINCOLNSHIRE COUNTY COUNCIL

(3) BOSTON BOROUGH COUNCIL

(4) ECOTRICITY (HECK FEN SOLAR) LIMITED

(5) BRAMALL PROPERTIES LIMITED

Agreement under

Section 106 Town & Country Planning Act 1990 (as amended)

relating to Heckington Fen Solar Park on land at Elm Grange Farm

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL DOCUMENT



Dated 08.01.2025

LAWYER

LEGAL SERVICES LINCOLNSHIRE

Legal Services Lincolnshire  
County Offices  
Newland  
Lincoln  
LN1 1YS

Planning Ref: EN010123

LSL Ref: NK029.804

THIS DEED is made the 19<sup>th</sup> day of DECEMBER 2024

**BETWEEN**

- 1) **NORTH KESTEVEN DISTRICT COUNCIL** of Council Offices, Kesteven Street, Sleaford, Lincolnshire, NG34 7EF ("NKDC");
- 2) **LINCOLNSHIRE COUNTY COUNCIL** of County Offices, Newland, Lincoln, LN1 2YL ("LCC");
- 3) **BOSTON BOROUGH COUNCIL** of Municipal Buildings, West St, Boston, PE21 8QR ("BBC");
- 4) **ECOTRICITY (HECK FEN SOLAR) LIMITED** of Lion House, Rowcroft, Stroud, GL5 3BY ("the Developer"); and
- 5) **BRAMALL PROPERTIES LIMITED** of 12 Cardale Court, Cardale Park, Beckwith Head Road, Harrogate, North Yorkshire, HG3 1RY ("the Owner")

**RECITALS**

- (A) NKDC, BBC and LCC are the local planning authorities for the purposes of the 1990 Act for the area within which the Site is situated and by whom the obligations and covenants contained in this Deed are enforceable.
- (B) The Local Authorities are the local authorities for the purposes of the 1972 Act and the 2011 Act and are known as the relevant planning authorities and/or relevant county authority for the purposes of the 2008 Act.
- (C) The Owner is the freehold owner of the Site registered at HM Land Registry under part of title number LL139549.
- (D) The Developer submitted the Application to the Secretary of State on 15 February 2023.
- (H) To facilitate the Project the parties have agreed to enter into this Deed under the 1990 Act in order to secure the planning obligations contained in this Deed which are necessary to mitigate the impacts of the Project and to make the Project acceptable in planning terms.
- (I) The parties in entering into this Deed do so to create planning obligations pursuant to section 106 of the 1990 Act in respect of the Owner's and the Developer's respective interest(s) in the Site and the Owner and the Developer agree to be bound by and to

observe and perform the covenants agreements conditions and stipulations hereinafter contained on the terms of this Deed.

## OPERATIVE PART

### NOW THIS DEED WITNESSED AS FOLLOWS:

#### 1. DEFINITIONS AND INTERPRETATION

1.1. In this Deed the following terms and expressions shall have the following meaning:

"1972 Act"	means the Local Government Act 1972 (as amended);
"1990 Act"	means the Town and Country Planning Act 1990 (as amended);
"2008 Act"	means the Planning Act 2008 (as amended);
"2011 Act"	means the Localism Act 2011;
"Application"	means the application for a development consent order under section 37 of the 2008 Act in relation to the Project submitted to the Secretary of State on 15 February 2023 and allocated reference number EN010123;
"Book of Reference"	has the same meaning as in Article 2 of the Development Consent Order;
"Commence"	has the same meaning as in Article 2 of the Development Consent Order and the words " <b>Commencement</b> " and " <b>Commenced</b> " and cognate expressions are to be construed accordingly;
"Date of Decommissioning"	means the date on which the Developer commences the decommissioning of the Project in accordance with the Decommissioning and Restoration Plan approved under Requirement 18 of the Development Consent Order;
"Date of Final Commissioning"	has the same meaning as in Article 2 of the Development Consent Order, as notified to the Local Authorities pursuant to Requirement 3 of the Development Consent Order;
"Development Consent Order"	means the development consent order statutory instrument made by the Secretary of State pursuant to the Application;
"Ecology Purpose"	means hedgerow planting, gapping up of existing hedgerows, or another improvement to connectivity for

	biodiversity between natural habitats in the Borough of Boston;
"First Ecology Contribution"	means an ecology and planting contribution up to a maximum value of £10,000 (in aggregate) payable by the Developer in line with Schedule 3 Part A for the Ecology Purpose;
"Final Phase"	means the final phase of the Project as notified to the Local Authorities pursuant to Requirement 3 of the Development Consent Order;
"Index"	means the Retail Prices Index;
"Index Linked"	means such increase to any sum or sums payable under this Deed on an annual basis or pro rata per diem from the date of this Deed to the date of payment based upon the relevant Index last published before the date of this Deed;
"Interest Rate"	means 4% above the base lending rate of the Bank of England from time to time;
"Lease"	means the lease to be granted to the Developer in accordance with the Option for Lease or any other lease arrangement entered into with any third party in respect of the Project;
"Local Authorities"	means NKDC, BBC, and LCC (and their successors in function);
"National Grid Extension Works"	means Work No. 6B as defined in Schedule 1 of the Development Consent Order;
Option for Lease	means the option for lease dated 7 June 2022 granted by the Owner to the Developer;
"Plan 1"	means the plan annexed to this Deed at Schedule 1 and marked Section 106 Plan identifying the Site;
"Project"	means the "authorised development" as defined in Article 2 and Schedule 1 of, and to be authorised by, the Development Consent Order which is to be located on the Site;
"Relevant Landowners"	means those landowners identified in the Book of Reference in the Borough of Boston who are hosting the underground grid connection cable for the Project on their land;

"Secretary of State"	means the Secretary of State for the Department for Energy Security and Net Zero (or such other Secretary of State that has the responsibility for determining projects relating to energy development and/or the Application);
"Second Ecology Contribution"	has the meaning given to it in paragraph 2 of Part A of Schedule 3;
"Skills and Education Contribution"	means the sum of £50,000.00 per annum (subject to Schedule 2, paragraph 2 and 3) to be used/expended by the Developer in line with Schedule 2 Part A to be used for the Skills and Education Contribution Purpose;
"Skills and Education Contribution Purpose"	means increasing employment, education and skills opportunities in the local area (primarily within North Kesteven District and the Borough of Boston but to include neighbouring authority areas where necessary) for individuals in the renewable energy, sustainable farming/agricultural diversification, ecology and sustainable development sector (primarily with the purpose of reducing carbon emissions in line with the key values of the Developer (or its parent company) relating to food, energy, and transport carbon emissions), and which may include the provision of training and apprenticeships and education bursary payments;
"Statutory Undertaker"	means any company, corporation, board, or authority at the date of this Deed authorised by statute to carry on an undertaking for the supply of telephone and television communications, electricity, gas, water, or drainage and any authorised successor to any such undertaking;
"the Site"	means the area of land which is shown edged red on Plan 1 and more particularly described in Schedule 1;
"a Working Day"	means any day from Monday to Friday (inclusive) other than Christmas Day Good Friday and any statutory Bank or public holidays or holiday agreed by either party for all employees of that party.

- 1.2. Where in this Deed reference is made to any clause paragraph Schedule plan or recital such reference (unless the context otherwise requires) is a reference to a clause paragraph Schedule recital or plan in this Deed.
- 1.3. Where in any Schedule or part of any Schedule reference is made to a paragraph such reference shall (unless the context requires otherwise) be to a paragraph of that Schedule or (if relevant) part of that Schedule.
- 1.4. References to any party to this Deed shall include reference to their successors in title and assigns and to persons claiming or deriving title through or under them and in respect of the Local Authorities shall include the successors to their respective statutory functions.
- 1.5. Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 1.6. Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 1.7. Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 1.8. Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 1.9. "notify" and "notification" mean the transmission of written information by means of letter or facsimile from one party to another **PROVIDED THAT** if the said transmission is received prior to 10.00am on any Working Day the time periods for response laid out in this Deed shall commence from that Working Day whereas if the transmission is received after 10.00am the aforesaid time period shall commence from the following Working Day.

## 2. **LEGAL BASIS**

- 2.1. This Deed is made pursuant to Section 106 of the 1990 Act, Sections 111 of the 1972 Act, and Section 1 of the 2011 Act.
- 2.2. The covenants restrictions and requirements imposed upon the Owner and the Developer under this Deed create planning obligations pursuant to section 106 of the 1990 Act and are intended to be enforceable by the Local Authorities.

3. **CONDITIONALITY**

This Deed is conditional upon the grant of the Development Consent Order AND the Commencement of Development **SAVE FOR** the provisions of clauses 4.2 (land charge), 4.6 (notice of ownership change) and 5.1.2 (legal fees) which shall come into effect immediately upon completion of this Deed.

4. **AGREEMENTS AND DECLARATIONS**

- 4.1. The parties agree and declare that the provisions of this Deed shall not be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 4.2. This Deed shall be registrable as a land charge by NKDC and BBC as local planning authorities.
- 4.3. The covenants given in this Deed shall cease to have effect if the Development Consent Order:
- 4.3.1. is quashed revoked superseded or otherwise withdrawn at any time; or
  - 4.3.2. expires prior to the Commencement of Development; or
  - 4.3.3. is modified by any statutory procedure without the consent of the Developer prior to the Commencement of Development.
- 4.4. Following the performance and satisfaction of all of the obligations contained in this Deed NKDC and BBC shall effect the cancellation of all relevant entries made in the Register of Local Land Charges in respect of this Deed at no cost to the Developer or the Owner.
- 4.5. No person or party shall be liable for a breach of the restrictions covenants and obligations contained in this Deed after that person or party has parted with all of its interest in the Site or the part in respect of which the breach occurs but without prejudice to any liability for any breach committed prior to such parting.
- 4.6. The Developer agrees to give the Local Authorities written notice of any change in ownership of its or the Owner's interest in the entire Site occurring before all the obligations under this Deed have been discharged within 10 Working Days of the change occurring.
- 4.7. Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Development Consent Order) granted (whether or not on appeal) after the date of this Deed.
- 4.8. Nothing contained in this Deed shall prejudice or affect the rights powers duties and obligations of the Local Authorities in the exercise of its functions as local authority and its rights powers duties and obligations under all public and private statutes byelaws

and regulations may be as fully and effectually exercised as if the Local Authorities were not a party to this Deed.

- 4.9. If any severable provision of this Deed shall be held to be invalid illegal or unenforceable the validity legality and enforceability of the remaining provisions shall not in any way be deemed thereby to be affected or impaired.
- 4.10. Where the agreement approval consent or expression of satisfaction is required by the Developer from the Local Authorities under the terms of this Deed such agreement approval consent or expression of satisfaction shall not be unreasonably withheld or delayed.
- 4.11. Any notices requests demands or other written communications pursuant to this Deed shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party.
- 4.12. The obligations in this Deed shall not be enforceable against a Statutory Undertaker after the transfer of statutory apparatus and land upon or in which statutory apparatus is situated to that Statutory Undertaker nor enforceable against any highway authority which may be responsible for any public highways maintainable at public expense.
- 4.13. The obligations of this Deed shall not be enforceable against the Owner (save for the event in which the Owner takes possession of any part of the Site from the Developer, in which case the Owner shall be liable for the terms of this Deed).
- 4.14. If any financial contribution due under this Deed is paid late Interest will be payable from the date payment is due until the date payment is made save that, for the avoidance of doubt, in the event that paragraph 5 of Schedule 2 is relevant and there is disagreement as to the proposed beneficiary of the Skills and Education Contribution then no interest shall be payable unless and until a beneficiary is jointly agreed between the Local Authorities and the Developer.

## **5 OWNER'S AND DEVELOPER'S COVENANTS**

- 5.1 The Owner and the Developer covenant with the Local Authorities so as to bind the land into whosoever hands the same may fall:-
- 5.1.1 to comply with its obligations as set out in Schedules 2 and 3;
- 5.1.2 to pay to the Local Authorities on completion of this Deed their reasonable legal costs of negotiating and completing this Deed.
- 5.2 In the event that:
- 5.2.1 any person other than the Developer is appointed as an "undertaker" (as defined in the Development Consent Order) for the purposes of the Site under

the Development Consent Order (excluding those parts of the Project that will be constructed and operated by National Grid Electricity Transmission plc); or  
5.2.2 powers of the "undertaker" under the Development Consent Order are devolved to any other person in relation to the Site (excluding those parts of the Project that will be constructed and operated by National Grid Electricity Transmission plc)

and the provisions of this Deed are not otherwise made directly enforceable against any such person (the "Transferee"), then the Developer will without delay require the Transferee to enter into a deed in favour of the Local Authorities that the Transferee shall observe and perform such of the covenants and obligations on the Developer under this Deed as relate to the exercise of the powers which have been transferred as though the Transferee had been an original party to this Deed and for the avoidance of doubt this requirement shall apply to the provisions of Schedules 2 and 3 of this Deed.

## **6 THE LOCAL AUTHORITIES' COVENANTS**

6.1 The Local Authorities covenant with the Owner and the Developer to comply with their obligations as set out in Part B of Schedules 2 and 3.

## **7 DEVELOPER'S INTEREST AND INDEMNITY TO OWNER**

7.1 The Developer shall not incur any liability for any breach of the obligations contained in this Deed save for the obligation contained in clause 5.1.2 unless and until it completes the Lease and is in possession of the Site.

7.2 In the event the Developer completes the Lease the Developer undertakes to indemnify and keep indemnified the Owner and its successors in title against all liabilities losses claims costs damages expenses or proceedings judgements penalties fines obligations liens incurred or howsoever arising from the Owner entering into this Deed.

## **8 JURISDICTION**

This Deed shall be governed by and interpreted in accordance with the law of England.

## **9 WAIVER**

No waiver (whether expressed or implied) by the Local Authorities the Owner or the Developer of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Local Authorities the Owner or the Developer from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

10 **DISPUTE RESOLUTION**

10.1 In the event of there being a dispute arising out of this Deed or the subject matter thereof the following provisions shall apply:

- 10.1.1 The parties shall use their reasonable endeavours to resolve the dispute by agreement.
- 10.1.2 If agreement cannot be reached the matter in dispute shall be referred to and settled by a single expert to be nominated by the President of the Royal Institution of Chartered Surveyors on the application of either party after giving notice in writing to the other party to this Deed.
- 10.1.3 The person to be appointed pursuant to clause 10.1.2 shall be a person having five years or more post qualification experience of projects comprising works of the scale and nature of the Project.
- 10.1.4 Reference to the expert shall be on terms that determination shall take place within 20 Working Days of the expert accepting his instructions (or such other period as agreed by the parties).
- 10.1.5 The expert shall have the power to award costs of the determination in favour of either party to the dispute at the expense of the other party and failing such determination such costs shall be borne by the parties in equal shares.
- 10.1.6 The expert shall be limited in his findings to the matter in dispute referred to him and shall provide written reasons for his decision.
- 10.1.7 The findings of the expert shall (other than in the case of a manifest material error or fraud) be final and binding on the parties to the dispute.

11 **EXECUTION AND DELIVERY**

This document is executed as a deed and is delivered on the date stated at the beginning of this Deed.

**IN WITNESS** whereof the parties hereto have executed this Deed on the day and year first before written

## **SCHEDULE 1**

### **DETAILS OF THE OWNER'S TITLE AND DESCRIPTION OF THE SITE**

Land at Elm Grange, north of the A17, east of the B1395 and west of Six Hundreds Drove with title number: LL139549 as shown edged red on Plan 1.

**ecotricity**

Legend



Elm Grange Land Parcel

Incorporating Land Registry Title LL139549



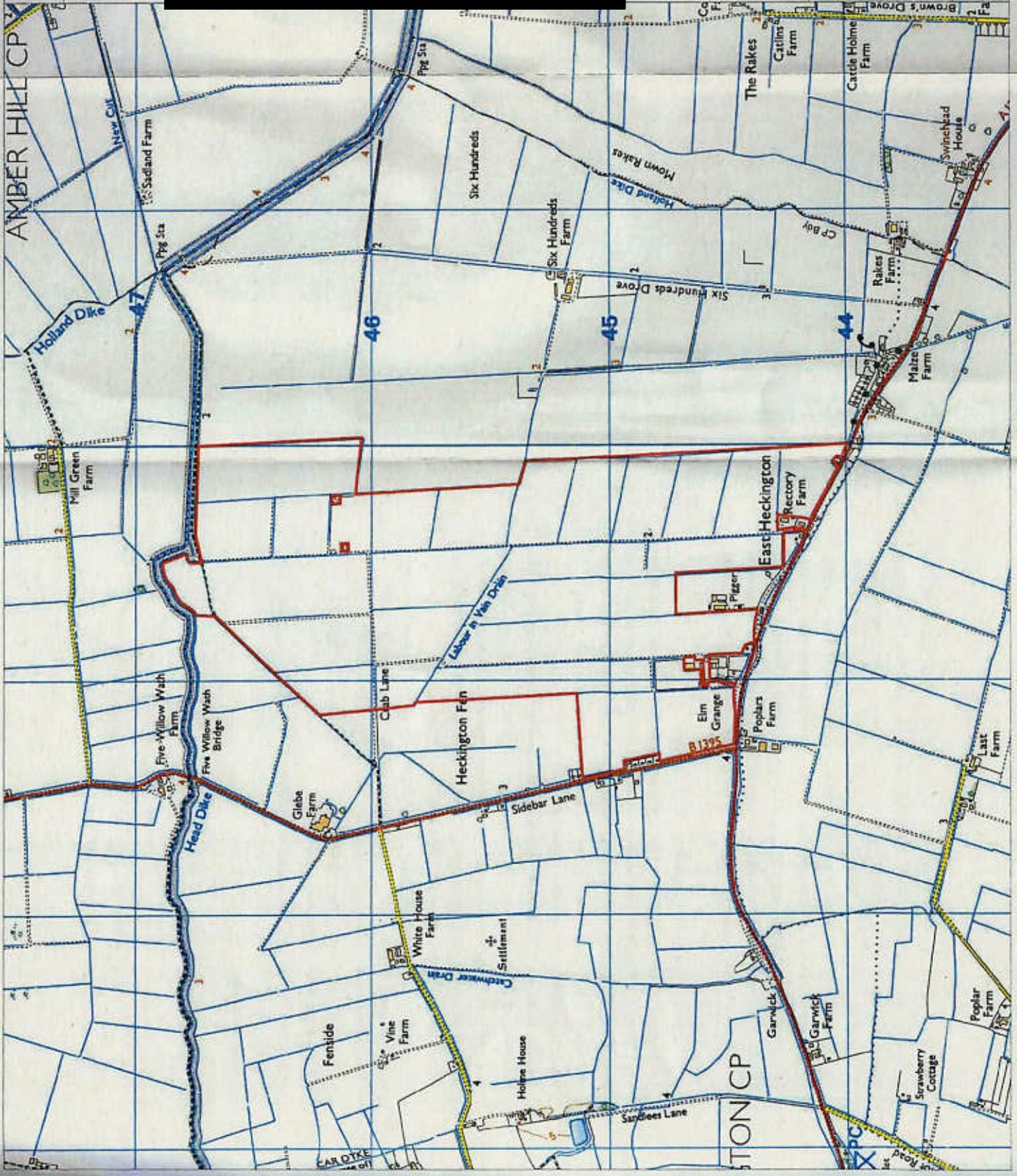
Ms. In Seal  
6042674  
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Title: Section 106 Plan



Drawn by: MW  
Checked by: RS  
Approved by: LW  
Ref: 6945\_T0128\_02 Date: September 2024

Heckington Fen Solar Park



**SCHEDULE 2**  
**SKILLS AND EDUCATION CONTRIBUTION**

**PART A – DEVELOPER**

1. The Developer covenants with the Local Authorities to:
  - 1.1. from the date of Commencement, arrange and chair an annual meeting with the Local Authorities to discuss the Skills and Education Contribution Purpose with regards to the use of the Skills and Education Contribution;
  - 1.2. have regard to reasonable representations and suggestions from the Local Authorities as to potential beneficiaries for the Skills and Education Contribution;
  - 1.3. within 20 Working Days of the annual meeting, submit to the Local Authorities for approval details of the proposed Skills and Education Contribution beneficiary for the forthcoming year(s) (the "**Beneficiary Notice**");
  - 1.4. following approval of the beneficiary by the Local Authorities pursuant to paragraph 4.3 or 4.4 below, to use/expend the Skills and Education Contribution as agreed pursuant to paragraphs 1.1 and 1.2 of this Part A above and in accordance with the triggers set out within paragraph 2 below and provide evidence of the same to the Local Authorities within 20 Working Days of the date of payment;
  - 1.5. in the event of default, disagreement on the proposed beneficiary, or failure to use/expend by the trigger date within paragraph 2 below, hold the money for the Skills and Education Contribution Purpose and engage with the Local Authorities to jointly decide on an appropriate beneficiary to receive the Skills and Education Contribution for the calendar year(s) in which the payment was missed.
  
2. The Developer covenants with the Local Authorities to use/expend the Skills and Education Contribution in accordance with paragraph 1 of this Part A above and provide evidence of the same to the Local Authorities within 20 Working Days of the date of payment:
  - 2.1. £50,000 (Index Linked) payable in accordance with the agreed Skills and Education Contribution Purpose on or before the Date of Final Commissioning of the Final Phase of the Project; and
  - 2.2. £50,000 (Index Linked) payable on each anniversary of the Date of Final Commissioning of the Final Phase of the Project for the 40 year operational lifetime of the Project until the Date of Decommissioning in accordance with the agreed Skills and

Education Contribution Purpose, subject always to paragraph 3 below and to the maximum number of instalments not exceeding 40 in aggregate.

3. In the event that the Project is decommissioned prior to the 40 year operational lifetime, no payment is due under paragraph 2.2 following the Date of Decommissioning.

#### **PART B – LOCAL AUTHORITIES**

4. The Local Authorities covenant to:
  - 4.1. attend the annual meeting arranged by the Developer (further to paragraph 1.1 above) to discuss potential beneficiaries for the Skills and Education Contribution;
  - 4.2. act reasonably in discussing and suggesting potential beneficiaries for the Skills and Education Contribution for the forthcoming year(s);
  - 4.3. not unreasonably withhold or delay consent/approval of the beneficiary for the Skills and Education Contribution and, in any event, respond to the Developer (as relevant) with a decision within 20 Working Days of the Beneficiary Notice under paragraph 1.3 above; and
  - 4.4. in the event that the Developer fails to use/expend the Skills and Education Contribution by the trigger date within paragraph 2 of Part A above (and the Developer has confirmed as such to the Local Authorities) or in the event of disagreement as to the proposed beneficiary following receipt of the Beneficiary Notice, to hold meetings with representatives from each of NKDC, LCC, BBC, and the Developer (as relevant) to jointly elect a beneficiary to receive the Skills and Education Contribution for the calendar year(s) in which the payment was missed.
  
5. In the absence of agreement as to the beneficiary (or beneficiaries) for the Skills and Education Contribution, the Local Authorities acknowledge that there shall be no payment made and that the Developer is to hold the Skills and Education Contribution for the Skills and Education Contribution Purpose until a beneficiary can be jointly agreed between the Local Authorities and Developer.

**SCHEDULE 3**  
**ECOLOGY AND PLANTING CONTRIBUTION**

**PART A – OWNER AND DEVELOPER**

1. The Developer covenants with the Local Authorities to:
  - 1.1. from the date of Commencement of the phase that includes the National Grid Extension Works, offer Relevant Landowners the First Ecology Contribution; and
  - 1.2. following acceptance by Relevant Landowners to implement measures to contribute to the Ecology Purpose (pursuant to the offer under paragraph 1.1), provide evidence to BBC to confirm payment and/or relevant expenditure for the First Ecology Contribution.
  
2. In the event that agreement cannot be secured with Relevant Landowners for delivery of the entirety of the First Ecology Contribution under paragraph 1 above, prior to the Date of Final Commissioning of the Final Phase of the Project, the Developer covenants to:
  - 2.1. implement an alternative scheme (to be funded by the Developer up to the cost of £10,000 (subject to paragraph 4 below)) to meet the Ecology Purpose and submit details of the scheme in writing to BBC; or
  - 2.2. provide a contribution of £10,000 (subject to paragraph 4 below) to BBC for the Ecology Purpose  
("the **Second Ecology Contribution**").
  
3. In respect of the First Ecology Contribution:
  - 3.1. the First Ecology Contribution may be split into a number of separate and distinct instalments payable to (or expended on behalf of) different Relevant Landowners or the First Ecology Contribution may be paid (or expended) in its entirety to one Relevant Landowner, subject always to the total amount payable pursuant to paragraph 1 not exceeding £10,000; and
  - 3.2. neither the Owner nor the Developer shall be required to continue offering the First Ecology Contribution to other Relevant Landowners following a contractual commitment from a/the Relevant Landowner(s) to deliver the First Ecology Contribution in full.
  
4. In respect of the Second Ecology Contribution:

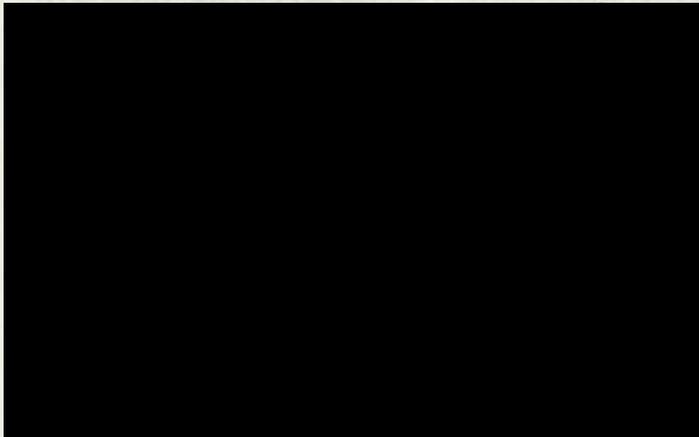
- 4.1. the monetary amount referred to in paragraph 2.1 and 2.2 above is to be reduced by a proportionate amount based on the cost of any agreements reached with the landowners for the First Ecology Contribution; and
- 4.2. if the monetary amount remaining after undertaking the obligations pursuant to paragraph 1 above is nil/zero then the Developer shall not need to proceed with the Second Ecology Contribution.

#### **PART B – LOCAL AUTHORITIES (BBC)**

5. In the event that paragraph 2.2 above is triggered and the Developer pays BBC the Second Ecology Contribution, BBC covenants to use the Second Ecology Contribution for the Ecology Purpose and provide evidence of the same to the party that made the payment.
6. In the event that all or any part of the Second Ecology Contribution is unexpended by the end of the period of five (5) years beginning with the date of payment under paragraph 2.2 above, BBC covenants to return such payment to the party who made the payment together with any interest.

THE COMMON SEAL OF )  
NORTH KESTIVEN DISTRICT COUNCIL )  
was affixed in the presence of: )

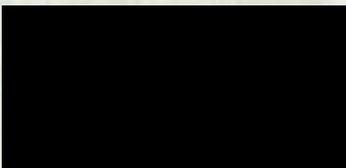
Authorised Signatory



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THE COMMON SEAL OF )  
BOSTON BOROUGH COUNCIL )  
was affixed in the presence of: )

Authorised Signatory:



11930

**EXECUTED AS A DEED by  
ECOTRICITY (HECK FEN SOLAR) LIMITED**

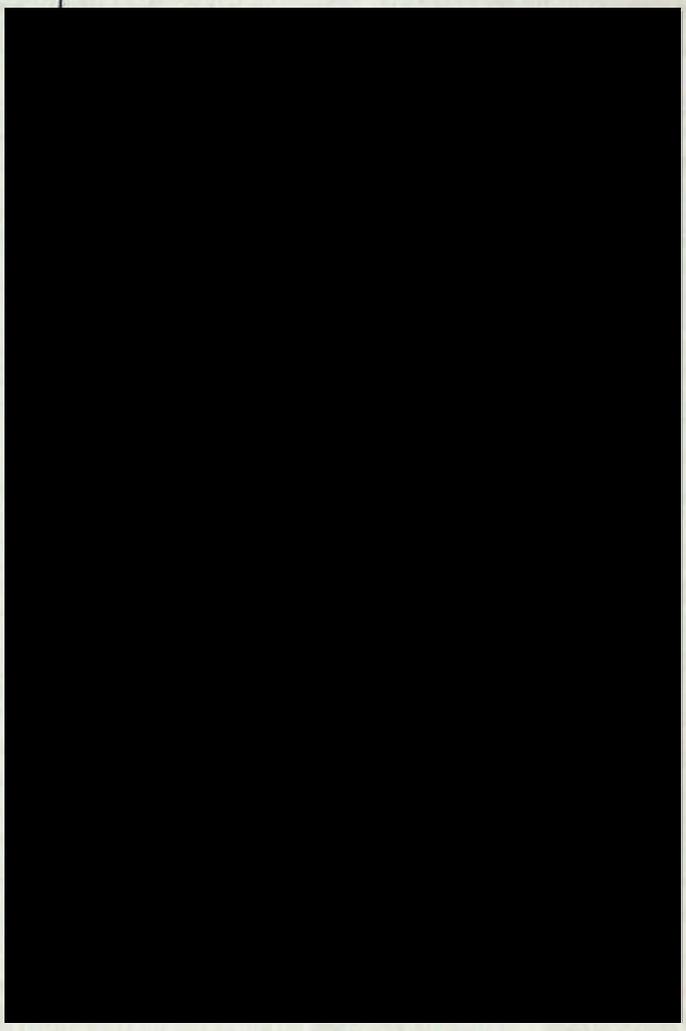


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in the presence of:

Director:

Director/Secretary:



**EXECUTED AS A DEED by  
BRAMALL PROPERTIES LIMITED**

in the presence of:

Director:

Director/Secretary: