

**FOSTON PARISH COUNCIL**

CLERK: Mr J Stanley, [REDACTED]  
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28 March 2021

Planning Department  
South Kesteven District Council  
Council Offices  
St Peters Hill,  
Grantham  
NG31 6PZ

Dear Sirs

**Foston Parish Council Comments on Planning Application – S21/0368**

Please find below Foston Parish Council response in respect of Planning Application S21/0368 - The Bungalow, Church Street, Foston NG32 2LG

**Foston Parish Council objects to this application for the following reasons.**

1. The village of Foston has had a Neighbourhood Plan in place since 2017 and that plan has a legal status as an integral part of South Kesteven District Council's Local Plan. Applications for planning permission should be determined in accordance with the Neighbourhood Plan, unless material considerations indicate otherwise.

It therefore follows that any proposals within Foston should follow the Foston Neighbourhood Plan Residential Planning Guidance, an extract of which is given below.

*Foston Neighbourhood Plan Residential Planning Guidance states the following*

*a) The design of replacement and new dwellings should be sympathetic and in keeping with the general character of the village, which is predominantly red brick and pan-tiled. Sympathetic consideration should be taken regarding the size, situation and scope of the original and surrounding properties. Red brick is considered the most appropriate building material for the village. Also, the type, colour and finish of components should be in keeping with the local vernacular. Elements such as windows and doors are particularly important as these can help emphasise the local distinctiveness. A consistent choice of materials should be adopted.*

The proposals in this application are the exact antithesis of the above design statement. They take absolutely no account of the Neighbourhood Plan Design Statement with regards to the design, type of materials, colour and finish required of replacement and new dwellings. They propose dropping a large industrial shed like building, with totally unsympathetic materials, into the village setting and the mix of materials and finishes will jar with the surrounding properties and the general character of the village.

The Neighbourhood Plan Design Statement does allow for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular, but nothing about these proposals would meet those criteria. In fact, these proposals would totally fail to integrate into the local vernacular.

With this in mind, this application would cause harm to the character and appearance of the area and thus not accord with Policy EN1 of the CS1 or Policies FNP01, FNP09 or FNP10 of the Foston Neighbourhood Development Plan 2016 (FNDP). Together, along with section 12 of the Framework 2 and among other things, these policies seek to ensure that new development is of a high quality and contextually appropriate design and appearance that is appropriate for the character and scale of an area and the character of the district is protected and enhanced. They also set out that new housing should be sympathetic to the existing form, scale and character of its location and in accordance with other design relevant Neighbourhood Plan policies.

2. The Parish Council would query why no detailed planting scheme has been supplied with this application as the trees and hedges, on the boundary of the plot will form an integral part of the village scene from both within and from outside the village.

*Policy FNP05 – Nature conservation and protection of landscape*

*Development proposals will be supported where they include specific measures to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish. In particular, new development should, wherever possible maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should wherever possible, be appropriate disease resistant species.*

3. The application states that surface water will be disposed of by connection to the Main Sewer. The applicant should be referred to "Anglian Water's Surface Water Drainage Policy" where it is made clear that a surface water connection to the combined or foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other new feasible discharge options. Anglian Water will seek to separate any surface water from ANY new developments to relieve the existing pressures and treatment requirements. No details of the existing sewer system connection are shown on the application drawings.

4. The application would not appear to meet some key requirements of the Building Regulations

Part M4(1) namely

Section 1A: Approach to the Dwelling, which calls for a level access into the dwelling

Section 1B: Private Entrances and Spaces with the dwelling, where the door to WC facilities accessible from the main entrance is required to open outwards

5. The Parish Council supports the proposal for a single dwelling on this site but not the proposed materials. If the proposed materials for the dwelling were to follow the Foston Neighbourhood Plan Residential Planning Guidance, then the Parish Council would feel able to support this application.

Yours faithfully

A black rectangular box redacting the signature of the Clerk to Council.

J E Stanley  
Clerk to Council