

Toft Newton Parish Council

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Central Lincolnshire Local Plan – Local Validation Lists Consultation 2026

Toft Newton Parish Council has some basic principles that we use when considering planning applications within our parish, it is therefore important that we set these out as the antecedent to our consultation response.

These principles are:

1. Toft Newton Parish Council will not routinely object to developments that benefit the parish, provide employment, formal or informal leisure and recreation opportunities or improve individual homes.

But we want to ensure that the fantastic natural environment within our parish is protected and where possible enhanced by any such developments.

2. We ask that developers and planners consider not only standard flooding models but also take into account the recent history of localised flooding in the parish and in neighbouring parishes, consider that our winters seem to be getting longer and wetter and that our clay-heavy soil which natural drainage difficult and slow.

We would also encourage the use of internationally renowned flooding models, such as the 2050 Flooding Map by Central Climate.

3. We would be concerned about the loss of natural habitats as a result of non-domestic developments, therefore, where biodiversity improvements cannot be made on the site of the development, we would want to see investment via approved biodiversity banks that would provide a biodiversity net gain, and would prefer that those as close to the parish as possible are used to improve the quality and availability of suitable wildlife habitats within the region, especially with the Greater Lincolnshire area.

Therefore, having reviewed the Central Lincolnshire Local Plan Local Validation Checklists we have the following comments to make in response to this consultation.

Listed Building Consent Application Local Validation Checklist

The parish of Toft Newton has just four listed buildings and monuments. We are a parish with a varied history that relates to agriculture, nature, defence, fishing and more.

Parts of the parish pre-date the Domesday Book of 1086, St. Michael's Church in Newton by Toft dates from the 12th century, and the former Church of St. Peter and St. Paul in Toft next Newton dates from the 13th century, therefore, we believe that it is important that this history and culture is respected, protected and is available for future generations to appreciate.

Toft Newton Parish Council supports Central Lincolnshire's Listed Building Consent Application Validation List because it enhances the information and documentation required when submitting a listed building consent planning application, which in turn, will make it easier for parish councils to submit informed comments to the local planning authority.

Householder Planning Application Validation List

It is important that developers and applicants have a clear list of documents that need to be submitted with a householder planning application.

We support the contents of this list.

Outline Planning Application Validation List

As with our comments above, Toft Newton Parish Council are pleased to see a centrally agreed enhanced list that will apply over a multi-district area.

We note that in Category 2 – Local Validation Requirements, separate guidance applies in North Kesteven, we would like the same policies and requirements to apply across the whole of the Central Lincolnshire Local Plan area, while realising that Local Government Reorganisation (LGR) in Greater Lincolnshire is currently unresolved, and that the outcome of LGR might mean that the Central Lincolnshire Local Plan area may in the future cover a larger or different area, however, we believe that equitability of policies should apply to all applicants, regardless of location.

Full Planning Application Validation List

Again, as with our comments above, we are pleased that a clearly defined list of information and documentation is being provided to assist with Full Planning Applications.

Equally, we like that the Central Lincolnshire Local Plan policies are being referenced to support applicants in submitting their full planning applications, because this also helps parish councils to be able to understand which documents relate to which specific policy areas.

Conclusion

We support these newly enhanced lists as it is important that residents, statutory consultees, applicants and the planning authority are provided with the best information available to facilitate the most informed discussions, and subsequent support for, or objections to the planning applications within our parish, therefore, enhanced lists of documents required will ultimately make it easier to make decisions and empower local residents and parish councils in the process.

We look forward to contributing to further Central Lincolnshire Local Plan consultations in the months and years ahead, as part of the development of a new Central Lincolnshire Local Plan.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

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Consultant to Toft Newton Parish Council