

Toft Newton Parish Council

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Date: 5th August 2026

From: Michael Lewis, Consultant to the Council

Reference: Permitted development rights: schools, assets of community value, defence and conservation

Permitted Development Rights Consultation
Planning Directorate – Planning Development Management
The Ministry of Housing, Communities and Local Government
3rd Floor, Fry Building
2 Marsham Street
London
SW1P 4DF

Dear Sir or Madam,

Please treat the information below as our submission to the current consultation on changes to the Permitted Development Rights as published on the gov.uk website in June 2026.

While we appreciate that you would prefer responses to be submitted via Citizen Space, so that you can analyse the results more efficiently, it is difficult to save a copy of the consultation response, and where the opinions of multiple people are being fed in to the consultation by one organisation, it is much easier for us to provide our response either by e-mail or through the post.

Therefore, in the interest of fairness, we have opted to utilise one of the alternative consultation response methods as detailed in the consultation.

Our responses start on page 2 of this letter.

Yours sincerely,

Michael Lewis, Dip (Psy), CertHE (Glouc)
Consultant to the Council

(Enc).

Permitted development rights: schools, assets of community value, defence and conservation.

Submitted by:

Michael Lewis
Consultant to the Council
Toft Newton Parish Council

In response to:

<https://www.gov.uk/government/consultations/permitted-development-rights-schools-assets-of-community-value-defence-and-conservation/permitted-development-rights-schools-assets-of-community-value-defence-and-conservation>

Question 1

Do you agree that the existing temporary Class CB of Part 4 permitted development right should be extended by two years to 24 October 2028?

• Yes

✓

Please provide your reasons.

• No

• Don't know

Toft Newton Parish Council supports the temporary extension of Class CB or Part 4 permitted development right, as the removal of reinforced autoclaved aerated concrete (RAAC) from school buildings.

Question 2

Do you think that the proposed extension of the temporary permitted development right schools affected by RAAC could impact on: a) businesses b) local planning authorities c) communities?

• Yes

✓

Please provide your reasons.

• No

• Don't know

It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

It will lead to safer schools, therefore, better facilities which will benefit children and the communities in which they live and learn – additionally local businesses might also benefit by providing contractors to remove the RAAC and to improve the facilities.

Question 3

Do you think that the proposed extension of the temporary permitted development right for schools affected by RAAC could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

• Yes

✓

Please provide your reasons.

• No

• Don't know

The buildings that are impacted are schools, therefore, people who share most of the protected characteristics will be affected by RAAC, such as age, disability, race, religion, sex and sexual orientation.

In July 2024, Toft Newton Parish Council successfully registered a piece of local, privately owned woodland as an asset of community value, therefore, our answers are based on having an interest in the wider issues related to assets of community value.

Question 4

Toft Newton Parish Council is registered with the Information Commissioner's Office; registration number: [ZB987594](#)

Do you agree that Class B of Part 11 should be amended to exclude assets of community value and, in future, sporting assets of community value?		
• Yes	☒	Please provide your reasons.
• No	☐	
• Don't know	☐	
It is vital that assets of community value are protected from irresponsible demolition and destruction of a community's history, heritage and "value".		

Question 5		
Do you think that the proposed change in relation to the Class B of Part 11 permitted development right could impact on: a) businesses b) local planning authorities c) communities?		
• Yes	☒	Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.
• No	☐	
• Don't know	☐	
While it might lead to extra work for local planning authorities, it will benefit local communities.		

Question 6		
Do you think that the proposed removal of assets of community value and, in future, sporting assets of community value from the Class B of Part 11 permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).		
• Yes	☒	Please provide your reasons.
• No	☐	
• Don't know	☐	
All protected characteristics are likely to be impacted by aspects of the proposals outlined in this consultation.		

Our parish, district and county all have a vast defence history; therefore, we support changes that make our active defence sites safer and more resilient for all who live and work on the sites.

Question 7		
Do you agree that the permitted development right is amended to allow an increase in the total floor space of any buildings for use as single living accommodation via erection or extension beyond 25% of the total floor space?		
• Yes	☒	Please provide your reasons.
• No	☐	
• Don't know	☐	
This will benefit the living quarters for serving personnel and their families.		

Question 8		
If yes, should this be an increase to:		
• 35%	☐	Please specify.
• 50%	☒	
• Other	☐	
Increasing the size of residential space should be done, but this no more than 50%, as doing so would compromise the space available between the residential blocks and the perimeter fence, which would potentially increase the security risk.		

Question 9

Do you agree that the permitted development right is amended to allow an increase in the total floor space of any non-residential building via erection or extension beyond 35% of the total floor space?

• Yes

☒

Please provide your reasons.

• No

☐

• Don't know

☐

As at number 8.

Question 10

If yes, should this be an increase to:

• 45%

☐

Please specify.

• 50%

☒

• Other

☐

As at number 8.

Question 11

Do you agree that the prior approval should no longer be triggered by a cumulative footprint of 4,000 square metres and instead by the scale of individual proposals?

• Yes

☒

Please specify.

• No

☐

• Don't know

☐

Question 12

If yes, do you agree that the permitted development right is amended to instead require an application to the local planning authority for determination as to whether the prior approval of the authority is required as to siting and scale where an individual development is above a threshold of:

• 2,000 square meters

☐

Please specify.

• 2,500 square meters

☒

• 3,000 square meters

☐

• Other. Please specify

☐

Question 13

Do you agree that Class TA of Part 19 is amended to allow extensions or alterations within 15 metres of the perimeter of the closed defence site?

• Yes

☐

Please specify.

• No

☒

• Don't know

☐

Perimeters need to allow a secure buffer zone between the outside and the interior of defence sites.

Question 14

Do you agree that where the development is more than 25 metres from the perimeter of the closed defence site, Class TA of Part 19 is amended to allow:

i) the erection of new buildings from 12 metres to up to 18 metres in height?

• Yes

☒

Please specify.

• No

☐

• Don't know		
We support this on the basis that we need to improve the defence housing stock.		
ii) extensions or alterations of up to 18 metres or up to the height of the existing building, whichever is lesser?		
• Yes	✓	Please specify.
• No		
• Don't know		
We support this on the basis that we need to improve the defence housing stock.		

Question 15

Do you agree that the definitions of 'closed defence sites' and 'non-residential buildings' should be amended so as to refer to sites and buildings (respectively) used wholly or mainly for purposes connected with defence'?

• Yes	✓	Please specify.
• No		
• Don't know		

Amending these definitions make sense, however, it is important that changing definitions and changing permitted development rights, do not destroy the history, heritage or value of defence sites.

Question 16

Do you think that the proposed change in relation to the Class TA of Part 19 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

• Yes	✓	Please specify.
• No		
• Don't know		

The proposed changes are likely to impact on businesses, local planning authorities and communities, but improvement of the defence housing and non-domestic estate is important, as long as permitted developments do not negatively impact up on a community's history, heritage and value.

Question 17

Do you think that the proposed changes to the permitted development right for Crown Development on a closed defence site could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

• Yes	✓	Please specify.
• No		
• Don't know		

These proposals are likely to improve the living quarters for serving personnel and their families, therefore, it will automatically improve facilities for people who have some of the protected characteristics.

Question 18

It is proposed that Natural England and operators on its behalf benefit from a national grant of planning permission for the implementation and maintenance of conservation measures within an EDP amounting to development. Do you agree?

• Yes	✓	Please specify.
• No		
• Don't know		

Protecting the environment and habitats for different species fit within the principles that we loosely follow when discussing local planning applications.

Question 19

It is proposed that any national grant of planning permission would not apply on the site of a scheduled monument. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Scheduled monuments are important to our nation's history, therefore, they must be protected for preservation of our history, for future generations, but we must also protect our natural habitats.

Question 20

It is proposed that if any part of the development is in a conservation area, prior approval on the impact of the siting and appearance of the development on the character and appearance of the conservation area would be required. Do you agree?

- | | | |
|--|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No, development in a conservation area should be permitted without the need for prior approval | | |
| • No, development should not be permitted in a conservation area | | |
| • Don't know | | |

Planning permission is currently required for a whole range of changes or developments in conservation areas, areas with an article 4 designation, at World Heritage Sites, in registered parks, gardens and battlefields, protected wreck sites, and land or sites that are listed or within its curtilage, at war graves sites and in other protected landscapes; it is vital that these rules are not weakened in anyway.

Question 21

It is proposed that if any part of the development is in a World Heritage Site, prior approval on the impact of the siting and appearance of the development on the Outstanding Universal Value of the World Heritage Site would be required. Do you agree?

- | | | |
|--|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No, development in a World Heritage Site should be permitted without the need for prior approval | | |
| • No, development should not be permitted in a World Heritage Site | | |
| • Don't know | | |

As at number 20.

Question 22

It is proposed that if any part of the development is on the site of a registered park, garden or battlefield, prior approval on the impact of the siting and appearance of the development on the special historic interest of the asset would be required. Do you agree?

- | | | |
|---|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No, development on the site of a registered park, garden or battlefield should be permitted without the need for prior approval | | |
| • No, development should not be permitted on the site of a registered park, garden or battlefield | | |
| • Don't know | | |

As at number 20.

Question 23

It is proposed that if any part of the development is on the site of a protected wreck, prior approval on the impact of the siting and appearance of the development on the historical, archaeological or artistic importance of the protected wreck would be required. Do you agree?

• Yes	✓	Please specify.
• No, development on the site of a protected wreck should be permitted without the need for prior approval		
• No, development should not be permitted on the site of a protected wreck		
• Don't know		

As at number 20.

Question 24

It is proposed that if any part of the development is on the site of a listed building or land within its curtilage, prior approval on the impact of the siting and appearance of the development on the building, its setting or any feature of special or historic interest which it possesses would be required. Do you agree?

• Yes	✓	Please specify.
• No, development on the site of a listed building or land within its curtilage should be permitted without the need for prior approval		
• No, development should not be permitted on the site of a listed building or land within its curtilage		
• Don't know		

As at number 20.

Question 25

Where development is subject to prior approval on the basis of land designation, this would apply in respect of most of the permitted development proposed in this consultation chapter (with the exception of temporary development for surveys and investigation, as set out in paragraphs 90 to 92). Do you agree?

• Yes	✓	Please specify.
• No		
• Don't know		

As at number 20, but with the addition, that temporary development for surveys and investigations, must be conducted with the utmost care not to damage the site unnecessarily – the site must be returned to the previous condition, and where possible enhancements made to the natural environment. Additionally, if the temporary development resulted in enhancements to the surroundings areas, such as improvements to the existing road network, that these improvements must become permanent.

Question 26

It is proposed that development be permitted in protected landscapes with no prior approval process. Do you agree?

• Yes		Please specify.
• No, development in protected landscapes should be permitted subject to prior approval	✓	
• No, development should not be permitted in protected landscapes		
• Don't know		

As at 20 and 25, it is vital that prior planning permission is required before development starts.

Question 27

Beyond the mechanisms already outlined in paragraph 59, should we seek to control the development of conservation measures on land where it may restrict future development and land uses?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

As at 20 and 25, it is vital that prior planning permission is required before development starts.

Question 28

It is proposed that landscaping, including excavations and deposits, be permitted. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

As long as landscaping, excavations and deposits are designed to improve the environment and add natural habitats.

Question 29

It is proposed that removing minerals from the site and bringing waste materials on to the site should be conditioned as set out in paragraph 62. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Reference must be made to approved waste and mineral plans as part of any local plans. Waste materials should be dealt with in a circular economy manner, thus reducing the amount of waste that is actually waste. It is important that where an Environmental Delivery Plan is in place, that waste materials are not taken into an area covered by such a plan.

Question 30

It is proposed that prior consultation with the Environment Agency on flood risks as set out in paragraphs 63 and 64 would be required. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

This is vital! The Environment Agency and local communities must be consulted when developments are set in flood risk areas. It is also important that all flood modelling is based on the most up to date projections and actual recent history – for example the parish of Toft Newton does not have any flood alerts that cover the parish, although neighbouring parish do, but the parish has a clay heavy soil and as a result natural drainage is a significant issue in the winter and localised flooding has been a recurrent issue during the last three or four summers.

Question 31

It is proposed that landscaping, including excavations and deposits, are not subject to any conditions or limitations on their overall size or scale. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | | Please specify. |
| • No | ✓ | |
| • Don't know | | |

Development must not be excessive.

Question 32

It is proposed that a contamination screening assessment and, depending on the outcomes of the assessment, prior approval on contamination risk as set out in paragraphs 66 and 67 would be required. Do you agree?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

Question 33

Are there any other conditions or limitations that should apply to landscaping, including excavations and deposits?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

As with our answer at number 29, local plans must set appropriate guidelines that apply to all developments, landscaping and temporary installations.

Question 34

It is proposed that the development of fences etc. as set out in paragraph 70 should be permitted. Do you agree?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

Question 35

Are there any other conditions or limitations that should apply to the development of fences etc.?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

Question 36

It is proposed that the development of footpaths, cycleways and bridleways as set out in paragraphs 72 and 73 be permitted. Do you agree?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

Question 37

Are there any other conditions or limitations that should apply to the development of footpaths, cycleways or bridleways?

- | | | |
|--------------|-------------------------------------|-----------------|
| • Yes | ☒ | Please specify. |
| • No | ☐ | |
| • Don't know | ☐ | |

Question 38

It is proposed that the development of structures should be permitted. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 39

It is proposed that the development of a pole, post or mast and any associated structure (for the purposes of wildlife monitoring and habitat creation) to be mounted above ground level on it (or on a tree, existing structure or building) be limited in terms of size and height as set out in paragraphs 75 and 76. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 40

It is proposed that the development of structures at ground level for the purpose of providing a wildlife habitat (or a purpose ancillary to a wildlife habitat, such as access or monitoring) be limited in terms of size as set out in paragraph 77. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 41

It is proposed that the development of structures below ground level for the purposes of providing wildlife habitats and monitoring be limited in terms of size as set out in paragraph 78. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 42

It is proposed that any structure developed at or below ground level for the purposes of blocking ditches, diverting watercourse or flooding land be limited to a maximum of 1 metre in height above the prevailing land level. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 43

It is proposed that the maintenance, improvement or other alteration of an existing structure should be conditioned as set out in paragraph 81. Do you agree?

• Yes	☒	Please specify.
• No	☐	
• Don't know	☐	

Question 44

Are there any other conditions or limitations that should apply to the development of such structures?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Appropriate enhancements of natural habits must be a requirement of all developments.

Question 45

It is proposed that the replacement, improvement or alteration of an existing above ground slurry store; and the erection, construction, improvement or alteration of above ground slurry store covers be permitted. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Question 46

It is proposed that the height, size and siting of above ground slurry stores and covers be limited to the parameters as set out in paragraph 84 and 85. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Question 47

Are there any other conditions or limitations that should apply to the development of above ground slurry stores or covers?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Question 48

It is proposed that the development of a single vehicular access, of up to 10 car parking spaces, structures for cycle parking, height barriers and pay and display machines in connection with an EDP SANG be permitted. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Question 49

It is proposed that the development of any hard surfacing be conditioned as set out in paragraph 87. Do you agree?

- | | | |
|--------------|---|-----------------|
| • Yes | ✓ | Please specify. |
| • No | | |
| • Don't know | | |

Appropriate enhancements of natural habits must be a requirement of all developments.

Question 50

It is proposed that Natural England be required to seek prior approval on transport, highways and access impacts prior to commencing the development of a vehicular access or car park as set out in paragraph 88. Do you agree?

- Yes
- No
- Don't know

✓

Please specify.

Question 51

It is proposed that the existing electric vehicle recharging permitted development rights (Class D and Class E of Part 2 of the General Permitted Development Order) be amended as set out in paragraph 89. Do you agree?

- Yes
- No
- Don't know

✓

Please specify.

Question 52

Are there any other conditions or limitations that should apply to the development of a single vehicular access, of up to 10 car parking spaces, structures for cycle parking, height barriers, and pay and display machines?

- Yes
- No
- Don't know

✓

Please specify.

Question 53

It is proposed the development of temporary buildings, plant, machinery and apparatus in, over, or under land, for the purposes of survey or investigation set out in paragraphs 91 and 92 should be permitted. Do you agree?

- Yes
- No
- Don't know

✓

Please specify.

Question 54

Are there any other conditions or limitations that should apply to the development of temporary buildings, plant, machinery and apparatus for the purposes of survey or investigation?

- Yes
- No
- Don't know

✓

Please specify.

Temporary buildings must be as environmentally sustainable as possible – once removed, the site must be returned to a higher standard of environmental protection, and natural habitats than prior to the installation of the temporary buildings.

Question 55

It is proposed that any land and buildings on that land, be permitted to be used for the purposes of conservation in accordance with proposals in an EDP, as set out in paragraphs 93 – 95. Do you agree?

• Yes	✓	Please specify.
• No		
• Don't know		

Question 56

Are there any other conditions or limitations that should apply to the use of land, and buildings upon that land, for the purposes of conservation measures in accordance with proposals in an EDP?

• Yes	✓	Please specify.
• No		
• Don't know		

Question 57

Should any other development be permitted to be undertaken by Natural England for the purposes of implementing conservation measures in accordance with proposals in an EDP and maintenance of the site?

• Yes	✓	Please specify.
• No		
• Don't know		

Question 58

Are there any other conditions or limitations (including prior approvals or land exclusions) that should apply to development permitted for the purposes of implementing conservation measures in accordance with proposals in an EDP and maintenance of the site?

• Yes	✓	Please specify.
• No		
• Don't know		

Question 59

Do you think that permitted development flexibilities proposed to support the development of conservation measures within an EDP could impact on: a) businesses b) local planning authorities c) communities?

• Yes	✓	Please specify.
• No		
• Don't know		

Question 60

Do you think that permitted development flexibilities proposed to support the development of conservation measures within an EDP could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

• Yes	✓	Please specify.
• No		
• Don't know		

Changes to the permitted development rights will have a range of impacts on people who have all a range of protected characteristics.

Question 61

Do you think that permitted development flexibilities proposed to support the development of conservation measures within an EDP could impact on: a) businesses b) local planning authorities c) communities?

• Yes

✓

Please specify.

• No

• Don't know