Toft Newton Parish Council

Planning Principles and Aspirations – October 2026

In addition to the requirements as set out in the National Planning Policy Framework (2026), the Central Lincolnshire Local Plan (2023), and any additional requirements placed on developments by the Local Planning Authority or other local, regional or national bodies, plans or legislation, Toft Newton Parish Council will assess each planning application that we are asked to consider as a Statutory Consultee based on the merits of each individual planning application.

In early 2026, we loosely agreed some basic principles that will guide our decision-making process. These have since been slightly revised, to reflect our aspiration to make our parish an even better place to live, visit, work and play in.

Our planning-based principles and aspirations are:

1. Toft Newton Parish Council will not object to developments that benefit the parish, provide employment, formal or informal leisure and recreational 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 development.

2. We ask that developers and planners consider not only standard flooding models, but also take into account the recent history of localised surface water flooding in our parish and in neighbouring parishes, that due to climate change, our winters are getting wetter and colder, it is also importing to consider the clay-heavy soil that makes natural drainage difficult and slow. Developers should also use internationally renowned flooding models, such as the 2050 flooding map by Central Climate.

   https://coastal.climatecentral.org/mapview/8/5.5909/52.3288/fdccebbfda0efda8f47d7a1638f5078c77b2bb82867d0dd40bd9b6092ac1e89d.

3. We would be concerned about the loss of natural habitats as a result of non-domestic developments, therefore, we would want to see investment via approved habitat banks that would provide a biodiversity net gain, and we 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, and as close to the development as possible.

   Habitat banks, such as those based at Doddington Hall in West Lindsey, Brocklesby in North East Lincolnshire, Priory Park in North Lincolnshire, between Stixwould and Wragby in East Lindsey, or Boothby Pagnall in South Kesteven would be our preference.

4. Toft Newton Parish Council would want any developments within our parish to be sympathetic to our rural community, established history and enhance the appeal of the parish. We set out our commitment to the environment in our Environmental and Sustainability Policy which will be adopted in January 2027.

5. We would be more likely to support medium to large sized developments that enhance the overall parish and bring value to our current residents, community organisations and businesses as well as to our future generations.

   Therefore any sizeable commercial or housing developments must comply with their Town and Country Planning Act 1989 Section 106 (s106) or Planning Act 2008 Community

Infrastructure Levy (CIL) agreements in full to benefit the whole community, as quickly as possible, in particular noting that our roads are rural, often single track, that our electricity, water and sewerage networks are not designed for significant expansion and that we are a parish that does not have a natural gas supply, therefore the provision of oil or LPG gas supplies would need to be considered. Where possible we would want s106 or CIL funding to be kept within our parish to benefit all residents.

6. We expect that developments will not impinge on our parishioners' opportunities for formal and informal play, sports and recreation. The council adopted a Play Policy in April 2026 which affirms our commitment to maintaining formal and informal play, sports and recreation spaces that encourage the development of children's' social, physical, intellectual, creative and emotional skills.

   https://toft-newton.parish.lincolnshire.gov.uk/downloads/file/93/play-policy-2026

7. As our parish covers 935 hectares of rural land, we expect developers to ensure that their developments do not urbanise our parish and therefore they must incorporate as many Sustainable Drainage Systems (SuDS) into their developments as possible. Ensuring that any SuDS meet and where possible exceed the 2025 National Standards, the more developers commit to ensuring that their developments do not negatively affect our rural parish, the more likely we will be to support it.

   https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#principles

The future of planning in our parish:

Toft Newton Parish Council does not currently have a Design Code or a Neighbourhood Plan, however, once the finalised guidance on Neighbourhood Planning is issued in (expected in April 2027), this is something that we will explore, the information above, will be incorporated into both documents.

The 2023 Central Lincolnshire Local Plan is currently being updated to incorporate the changes introduced by the 2026 National Planning Policy Framework (NPPF), and changes to the requirements of Local Plans as introduced by the Starmer government.

Toft Newton Parish Council will respond to the various consultations during the Local Plan update process.

We will ensure that both the revised NPPF and Local Plan underpin our Design Code and Neighbourhood Plan, in the meantime, this document will be used to help us protect and enhance our parish.

Local and National Planning policies:

West Lindsey District Council's 2026 Environmental Protection Policy
https://www.west-lindsey.gov.uk/environment-climate/environment/environmental-protection-policy/environmental-protection-policy

Lincolnshire County Council's 2026 Environment Policy
https://lincolnshire.moderngov.co.uk/documents/s72386/Environment%20Policy.pdf

2023 Central Lincolnshire Local Plan

https://www.n-kesteven.gov.uk/sites/default/files/2023-04/Local%20Plan%20for%20adoption%20Approved%20by%20Committee.pdf

2026 National Planning Policy Framework (NPPF)
https://assets.publishing.service.gov.uk/media/6aabe97844ec1aa417346c0b/National_Planning_Policy_Framework.pdf

Further information:

West Lindsey District Council – Planning and Building Control
https://www.west-lindsey.gov.uk/planning-building-control

Lincolnshire County Council – Environment and Planning
https://www.lincolnshire.gov.uk/environment-planning

Planning Practice Guidance
https://www.gov.uk/government/collections/planning-practice-guidance

The Planning Inspectorate
https://www.gov.uk/government/organisations/planning-inspectorate

Town and Country Planning Association
https://www.tcpa.org.uk/