



# REFUSAL OF OUTLINE PLANNING PERMISSION

**Name and address of applicant:**

CW & A Suthrell Ltd and Long Leys  
Investments Ltd  
Suthrell  
c/o Forrester Boyd  
26 South St Mary's Gate  
Grimsby  
DN31 1LW

**Agent:**

Brown & Co  
Mr James Lambert  
5 Oakwood Road  
Lincoln  
LN6 3LH

**Part I - Particulars of Application**

---

**Application No:** 2025/0657/OUT

**Date of Application:** 31st October 2025

**Location of Development:** Land Adjacent Mawer Farm Stables Long Leys Road  
Lincoln Lincolnshire

**Particulars of Development:** Erection of commercial units (mixed uses B2, B8 and E(g))  
with all matters reserved (Outline Application).

**Part II – Particulars of decision**

---

The City of Lincoln Council hereby gives notice that outline planning permission is refused for the development described above and shown on the plans submitted with the application.

The reasons for the Local Planning Authority's refusal are:

- 01) The proposed development for B2, B8 and E(g) uses would, by virtue of the nature of the activities associated with these use classes would result in an unacceptable loss of residential amenity for nearby occupiers. Contrary to Policy S53 of the Central Lincolnshire Local Plan 2023.
- 02) The proposed development is likely to lead to an increase of traffic movements associated with B2, B8 and E(g) uses. The development is considered to give rise to potential adverse impacts on highway safety contrary to Policy S47 of the Central Lincolnshire Local Plan 2023.

**Relevant Policy/Policies:**

The Local Planning Authority has adopted a policy framework to assess applications and the relevant policies and guidance are set out below.

Policy S1 The Spatial Strategy and Settlement Hierarchy

Policy S31 Important Established Employment Areas (IEEA)  
Policy S53 Design and Amenity  
National Planning Policy Framework  
Policy S47 Accessibility and Transport

**Date of Determination: 27th March 2026**

A handwritten signature in black ink, appearing to read 'K. Manning', written in a cursive style.

**Kieron Manning**

**Assistant Director - Planning**

Directorate of Communities & Environment

City of Lincoln Council, City Hall, Beaumont Fee, Lincoln, LN1 1DF

**Informatives:**

These informatives are only intended as a summary of the reasons for the refusal of the planning permission. For more detail on the decision please ask to see the application report by contacting Development Management by email: [developmentteam@lincoln.gov.uk](mailto:developmentteam@lincoln.gov.uk) or telephone 01522 873474.

**How to Appeal:**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.