

Rippingale Neighbourhood Plan

2023 – 2036

Referendum Version

**Prepared by Rippingale Neighbourhood Plan
Steering Group
on behalf of
Rippingale Parish Council**



May 2023

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Foreword

Rippingale Neighbourhood Plan is an important planning document which will shape the future of our community. The Plan is a vehicle which enables residents to influence the Parish's housing development, to guard its heritage and uphold community values.

In its Local Plan, South Kesteven District Council is required by the Government to meet housing policy needs and provide for more homes to be built. Although Rippingale Parish currently has a limited role in this requirement, it is recognised that Government policy is fluid and regularly amended according to perceived housing shortages. By preparing a Neighbourhood Plan, Rippingale Parish Council will be able to influence the type, scale and design of any development which may be proposed in the future.

The Neighbourhood Plan affords an opportunity to protect and enhance the natural features that are most valued; the rural aspect of the Parish with its open views and green spaces; and important historical monuments and buildings. It also aims to protect important farmland and associated wildlife.

This Neighbourhood Plan has been prepared with a considerable amount of hard work by the Steering Group, in consultation with parishioners, landowners and businesses.

The Parish Council would like to thank all those who have contributed to this plan.

1 Introduction to Neighbourhood Plans

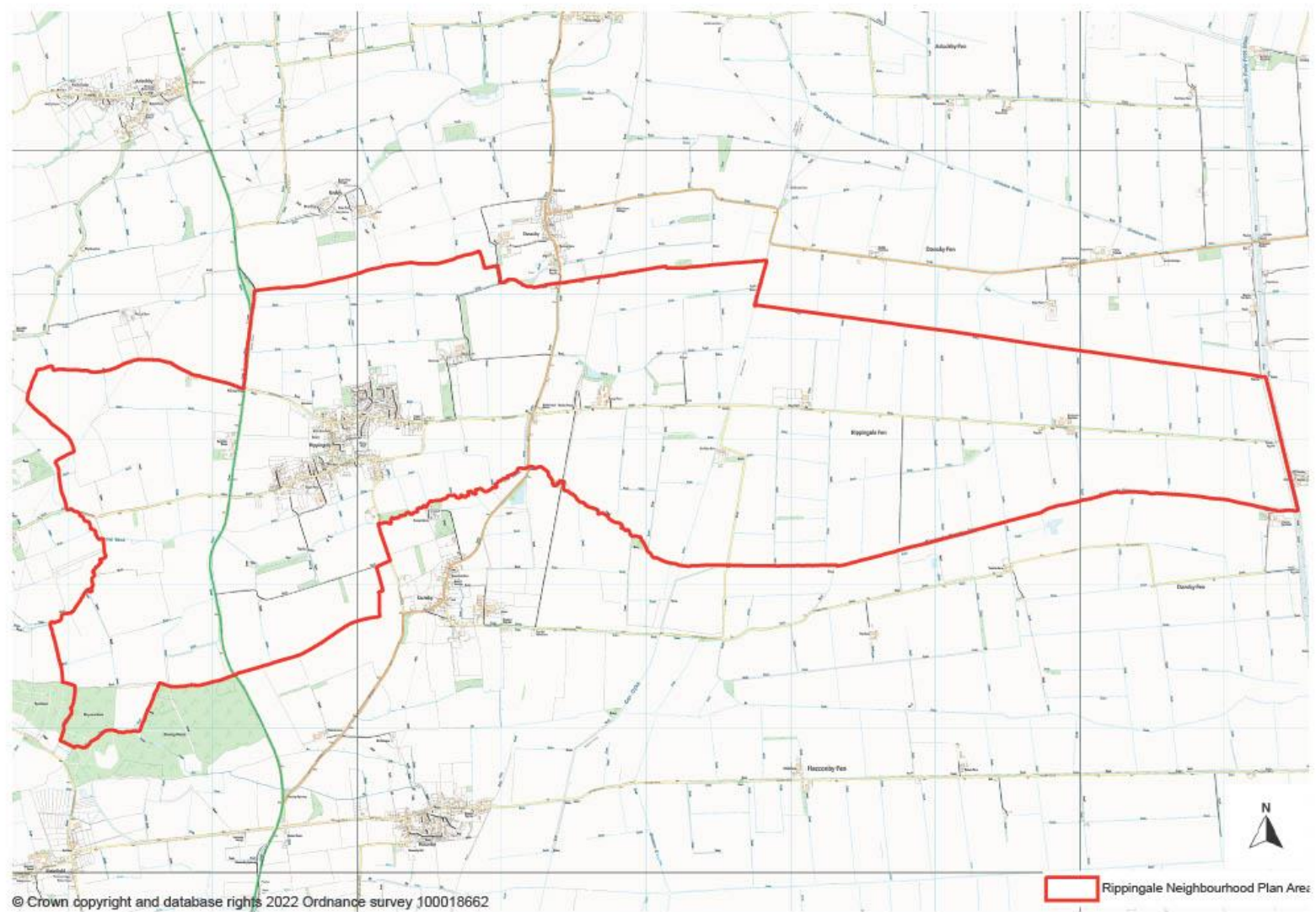
1.1 What is a Neighbourhood Plan?

- 1.1.1 Communities have powers to shape development through neighbourhood planning - a right introduced through the Localism Act 2011.
- 1.1.2 A Neighbourhood Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the plan will be used in the determination of planning applications. The document must reflect the views of the residents of the Plan Area.
- 1.1.3 A Neighbourhood Plan is a statutory planning policy document and, once it has been made (i.e. brought into force by the Local Planning Authority), it will be used by:
- planning officers and elected members of the local planning authority in assessing planning applications;
 - applicants as they prepare planning applications for submission to the local authority;
 - The Parish Council when commenting on planning applications in the neighbourhood; and,
 - residents and stakeholders in a wider capacity.
- 1.1.4 While the legal term for this plan is the Rippingale Neighbourhood Development Plan, it is generally referred to in this document simply as 'the Neighbourhood Plan'.

1.2 Why does Rippingale need a Neighbourhood Plan?

- 1.2.1 The Neighbourhood Plan sets out a vision for the Parish up to 2036. It will enable the views and opinions of the local residents, and those who work in the Parish to be taken into account when decisions about future developments that may affect the community are being made.
- 1.2.2 Rippingale Parish Council is committed to producing the Neighbourhood Plan, promoting and monitoring its implementation, and then reviewing it regularly to ensure that the Parish continues to be home to a thriving community.

Figure 1 Rippingale Neighbourhood Plan Area



1.3 Rippingale Parish

- 1.3.1 Rippingale has a population of 950, living in some 350 homes. The Parish straddles the A15, five miles north of Bourne and stretches eastwards to the South Forty Foot Drain. The Village of Rippingale lies between the A15 and the B1177.
- 1.3.2 Rippingale Parish is within the administrative area of South Kesteven District Council (SKDC) which, amongst other roles, serves as the local planning authority. Services such as education and transport are provided by Lincolnshire County Council, which also supports joint strategic planning with the District Council, as well as minerals and waste planning matters.

1.4 Background to the Neighbourhood Plan

- 1.4.1 Rippingale Parish Council applied to South Kesteven District Council to designate a Neighbourhood Area on 21 July 2016. This originally included the two neighbouring parishes, whose councils had the shared intention of preparing a joint neighbourhood plan. However, the situation changed and after some preliminary joint work, it was decided that Rippingale should proceed with a plan for this Parish alone.
- 1.4.2 The District Council subsequently approved the amendment of the Neighbourhood Area to cover area the whole Parish of Rippingale only.
- 1.4.3 The Neighbourhood Plan will cover the period up to 2036. This coincides with SKDC's current Local Plan.
- 1.4.4 The South Kesteven Local Plan brings together the relevant policies of the adopted Core Strategy and Site Allocation and Policies DPD; update and include new policies arising from the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG); and provide new development requirements for the plan period, in particular providing for the objectively assessed housing needs of the District.

2 National and Local Planning Context

2.1 The Basic Conditions

2.1.1 There are five basic conditions that a neighbourhood plan must satisfy:

- it must have regard to national policies and advice contained in guidance issued by the Secretary of State;
- the neighbourhood plan must contribute to the achievement of sustainable development;
- the neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area;
- the prescribed conditions must be met in relation to the neighbourhood plan, and prescribed matters must be complied with. For example, the 'making' of the neighbourhood plan is not likely to have a significant effect on a site (as defined in the Conservation of Habitats and Species Regulations 2012).

2.2 National Planning Policies

2.2.1 The Rippingale Neighbourhood Plan must have due regard to national policy, especially the National Planning Policy Framework (last updated in July 2021).

2.2.2 The Framework states that neighbourhood plans should support the strategic development needs of the wider area, as set out in the adopted Local Plan. They should not promote less development or undermine the Local Plan's strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the local plan.

2.2.3 The Rippingale Neighbourhood Plan must also be mindful of Planning Practice Guidance, which is published by the Government and augmented and revised regularly. The Guidance explains how national policy should be applied.

2.3 The South Kesteven Local Plan

2.3.1 The Rippingale Neighbourhood Plan must also be in general conformity with the strategic planning policies of the planning authority for the area. This is contained in the South Kesteven District Council Local Plan 2011-2036 (adopted January 2020). This plan details the growth and development policies for the area, including planning, housing, infrastructure, economic, transportation, communications, services and facilities.

- 2.3.2 The Local Plan establishes how much housing, employment and retail development is needed to meet the anticipated needs of the District over the plan period, and allocates suitable sites to meet those identified needs. Neighbourhood Plans can look to allocate additional sites for development within their designated area: however, they cannot propose less development than that set out in the Local Plan.

2.4 Sustainable Development

- 2.4.1 The National Planning Policy Framework sets out the Government's approach to sustainable development, which essentially is enabling development to cater for the needs of current generations but ensuring that development does not result in worse lives for future generations. All Neighbourhood Plans must therefore be aware of the economic, social and environmental consequences of their policies and proposals and achieve a positive outcome for each.

2.5 Supplementary Documents

- 2.5.1 Supplementary documents are evidence-based supporting documents, providing detailed thematic or site-specific assessments and reports explaining or supporting the policies in this Neighbourhood Plan.
- 2.5.2 The Policies in this Plan are supported by a number of evidence-based supplementary documents, including:
- Annex A: Consultation Events evidence;
 - Annex B: Questionnaire results;
 - Annex C: Neighbourhood Profile;
 - Annex D: Important Views Assessment;
 - Annex E: Local Green Space Assessment; and,
 - Annex F: Design Code.
- 2.5.3 These documents have been produced using information and data collected through analysis of relevant reports and national statistics, field observation and consultation surveys and events.
- 2.5.4 The evidenced base documents are available as appendices to this Plan, and they are referred to in the Policies and Justification Text.

2.6 Neighborhood Planning steps

- 2.6.1 The Draft Version of the Rippingale Neighbourhood Plan was consulted on for a period of six weeks, as part of a statutory process known as a

“Regulation 14” consultation period. After the end of the Regulation 14 consultation period, all comments were analysed and addressed by the Steering Group, and amendments were made to the Plan. Very few were necessary. The list of comments, the Steering Group’s response to each comment, and any consequent changes to the Plan (together with the explanation and rationale for such responses and changes) have been made available in the Consultation Statement.

2.6.2 Following the Regulation 14 consultation, the Steering Group prepared a Submission Draft of the Neighbourhood Plan, for submission to South Kesteven District Council, together with a Basic Conditions Statement, a document detailing how the final Plan meets the required “basic conditions”, that it:

- has to regard to national policy and advice;
- contributes to the delivery of sustainable development;
- is in general conformity with the strategic policies of the South Kesteven Local Plan (2011-36), and as far as possible, with any emerging review of the Local Plan;
- is compatible with EU obligations under the provision of The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018; and,
- does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012¹).

2.6.3 South Kesteven District Council published the submission draft Neighbourhood Plan and all supporting documents and consulted with Statutory Consultees and the community for a period of 6 weeks. After the Regulation 16 consultation closed, all comments and responses were reviewed and addressed as necessary by South Kesteven District Council.

2.6.4 Following the Regulation 16 consultation period, South Kesteven District Council and the Parish Council appointed an Independent Examiner to review the final Plan. The Examiner verified that the required processes, particularly in respect of consultation and representation of the views of the community, have been met and that the Plan is in accordance with the basic conditions.

2.6.5 The Examiner will then issue report to South Kesteven District Council and the Parish Council, with a recommendation that the Plan either; proceed to referendum, proceed to referendum with modification, or not proceed at all.

¹ UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: www.legislation.gov.uk/uksi/2012/1927/contents/made

- 2.6.6 South Kesteven District Council will then decide to accept the finding of the examination report or propose an alternative. If the District council accept the recommendations, then it will hold a referendum of the electorate for the Parish of Rippingale. If supported by a simple majority of the people voting in the referendum (there is no quorum), the Neighbourhood Plan will be approved. If approved, the Plan will then be formally 'made' by South Kesteven District Council, becoming part of the statutory Development Plan, the first consideration when planning applications are being considered.

3 The Neighbourhood Area

3.1 History and Development

- 3.1.1 Rippingale is a small, peaceful village nestling in a shallow valley, with open farmland on all sides. It sits on the edge of the Fens, five miles to the north of the market town of Bourne, and is approached along tree-lined roads, through agricultural land, mostly free of development.
- 3.1.2 Car Dyke, a former semi navigable ancient waterway from Peterborough to Lincoln, runs across Rippingale Fen; it was built by the Romans in approximately 125AD as they developed the Fens. It linked the River Nene and the River Witham but was probably only passable in sections, though it was large enough for boats transporting grain and such like. Rippingale is located close to and east of the Roman road to Lincoln, which was a branch of Ermine Street. A part of it forms the section of the A15 than runs through Rippingale Parish. The village was sited, in Roman times, along a line of wells close to the old Roman road.
- 3.1.3 The Parish of Rippingale in the Diocese of Lincoln is first mentioned in 806AD as “Riapencal”, being three syllables of Celtic origin meaning “upper, river, forest”. The village road layout is Celtic in origin. The village is also mentioned in the Domesday Book of 1086 as Repinhale. Hereward the Wake is said to have rented land in Rippingale. The centre of the village has many medieval structures: the Church, St Andrew’s, can be traced to at least the 13th Century and there are 13th Century effigies of a knight and a lady within the body of the Church. Opposite is a public house, the Bull and there are surviving parts of a manor house next to the Church. There are also the remains of a medieval standing stone cross on the Village Green. A number of Grade II listed farmhouses exist within the village.
- 3.1.4 A single-line railway was opened in 1871, which transported crops to various parts of the county and brought household goods and coal to the village. The station closed in 1965 and was subsequently converted into a private residence. The previous and present owners have maintained the character of the station and goods yard, including a stretch of line, the crossing gate and an engine. This is a popular historic feature at the start of Rippingale Fen.
- 3.1.5 Census records show that the population was 488 in 1801. There were slight increases over the next 100 years, but in 1911 the population was

469. Since then the population has grown steadily, to 837 in 2001 and to 929 in 2011. There are currently about 350 houses in the Parish, many being built since 1950.

- 3.1.6 The area, throughout recorded history, has been devoted to farming. The fens were, until the 1600s, undrained marshland on which life was extremely hard. However, they provided great quantities of wildlife, fish, fuel, osier, reed and sedge to the local population. During the early years of the 17th Century areas of the fens were drained to provide enclosed land for crops of coleseed rape and corn, but this was unpopular as it denuded the inhabitants of their livelihood. As a consequence of the 1640s Civil War, the fen landers were able to destroy these works, and the fens reverted to their former condition. It was not until the 19th Century, with the advent of steam power for pumping, that the fens were efficiently drained to provide the fertile agricultural areas seen today.
- 3.1.7 The higher ground to the West of Rippingale Parish was, from early times, largely devoted to stock rearing. However, in the 17th Century barley, peas and wheat were grown on arable land, increasing greatly since the 19th Century, with the draining of the fen. Livestock remained on farms until the Second World War and mixed farming was practised. The use of horses on the land was widespread, giving rise to supporting businesses, such as a blacksmith and a saddlery. There were several shops in the village and a garage; at one time eight alehouses were readily supported by an influx of temporary workers at harvest time. Since the Second World War the area has been almost wholly devoted to the production of a variety of arable crops, including sugar beet. Flower growing was practised, but this has ceased. Currently, more land has been devoted to other crops such as rapeseed, and farming has become heavily mechanised resulting in loss of employment locally.

3.2 Rippingale Today

- 3.2.1 The village still houses four farms and can be approached from four directions, from the west by two roads leading from the main A15 Bourne to Sleaford road, and from the east and south each by roads leading from the B1177. All these approaches lead to the centre of the village. The roads are all bounded by ash or lime trees with some oaks and chestnuts and are free of development until well into the boundaries of the village. The centre of the village has an interesting road layout, which has been established over several hundred years: the older roads are bounded by a footpath on one side and a drainage ditch on the other.

- 3.2.2 There have been no major housing developments in the village. The development has been restricted to infill and several small estates of up to 50 houses. Most of these have appeared since 1950 and are sited mainly to the east of Middle Street. (See the Neighbourhood Profile for details). The more recent estates contain mainly larger houses and bungalows.
- 3.2.3 Rippingale has changed considerably over the last 50 years due to changes in communications, access to facilities and farming methods. This has resulted in a minority of residents currently being involved in local trades, the rest being either retired or commuters to nearby towns (see Figure 2 for age distribution). Consequently, there have been major changes to the social and economic welfare of the area. Over the past 20 years, the village has lost a school, post office, shops and a doctor's surgery. Large supermarkets locally, online shopping and car ownership caused the village shop to become unsustainable, and public transport to decline.

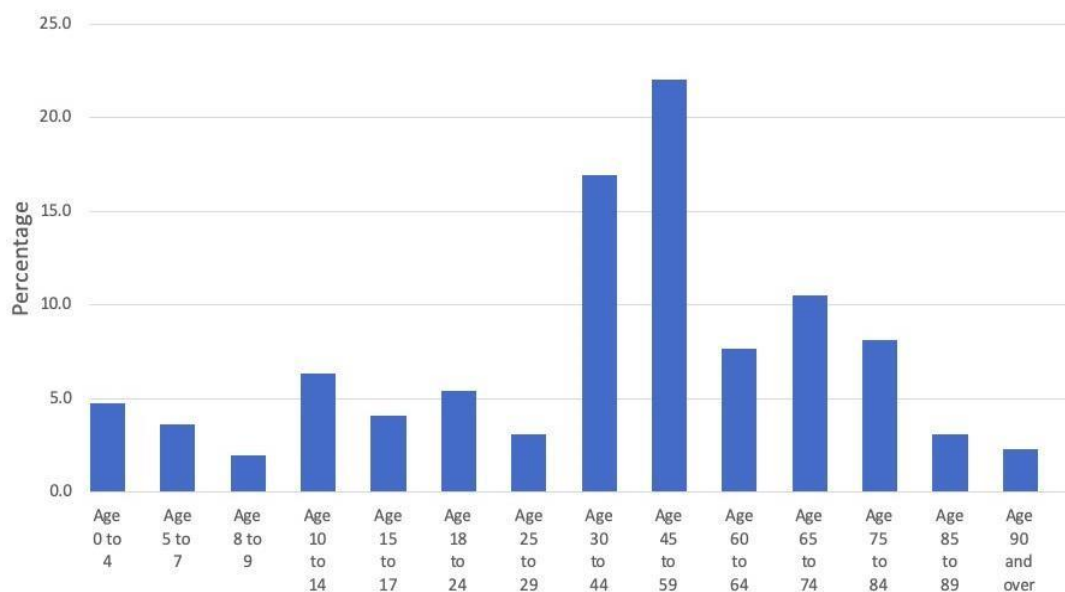


Figure 2: Graph showing Rippingale Age Structure

- 3.2.4 However, technological developments such as high-speed broadband have created an increase in small businesses working from home. There are now over 30 such businesses in the village. Farming is still the only major industry, being concentrated into several large businesses using modern machinery and techniques. There has been little change in the Fen area, which is devoted wholly to farming.
- 3.2.5 Housing is mainly in private ownership. Some social housing was built in the 1950s, the largest development being the Dovecote. Many of these

houses have since been sold into private ownership resulting in a lack of affordable housing.

4 Consultation

- 4.1.1 Consultation with Village residents and bodies has been essential in the gathering of evidence for the formulation of policies. Details of such consultations are provided in Annex A.
- 4.1.2 Two important documents have been used to provide evidence for the policies laid out in this plan. They are:
 - a detailed questionnaire distributed to every household in the village (included as Annex B), and
 - a Neighbourhood Profile, compiled by groups of residents and detailing the important characteristics of the village (Annex C).
- 4.1.3 These documents also provided the information needed to define the Community Vision and Objectives in Sections 5 and 6 of this Plan.

5 Community Vision and Objectives

5.1 Vision

5.1.1 The Community Vision was prepared following consultation with local people during 2017/20. The Community Vision focuses on how they would like the area to be in 20 years' time; it is a shared vision created using the views, concerns and aspirations of local residents, businesses and stakeholders.

Rippingale Neighbourhood Plan Vision

Twenty years from now, the Parish of Rippingale will be predominantly rural with mainly open farmland surrounding the village. The village will be a thriving, diverse community of families, individuals and rural businesses, supported by efficient telecommunications; effective transport links; successful community groups and associations; and accessible essential facilities.

The historic heritage of Rippingale will have been preserved and protected, and will be promoted for interpretation and enjoyment. If growth has been necessary it will have been required to be consistent with improving the sustainability of the village, whilst protecting its overall character; buildings and land of historical interest; open spaces; rights of way and important views. Any developments will have been supported so as to provide suitable housing to meet the needs of all members of the community. They will have blended with the recognised rural nature of the area, whilst ensuring the provision of adequate utility services, appropriate facilities and sustainable drainage measures. They will have provided enhanced protection of the natural environment and maximised opportunities to encourage wildlife to flourish, applying the principles of renewable energy and the reduction of waste and toxic substances.

Local businesses will have been encouraged to grow subject to the above needs for environmental protection, and will have benefited from improved telecommunications and local authority support. Tourism will have expanded, resulting in new local businesses and improved access to the countryside.

Local services and amenities will have developed to attract and sustain the population covering all age groups and mixed incomes, engendering an active community.

5.2 Objectives

5.2.1 The objectives below have been developed from the community consultation, covering different themes that local residents have highlighted as priorities for the Plan to address. The objectives cover a range of economic, social and environmental issues that together will ensure that the village can grow sustainably in the future.

Rippingale Neighbourhood Plan Objectives

1. To preserve and enhance the historic and rural character and the historic assets of the village, including important views to and from the village, which the community wishes to protect.
2. To ensure that any new housing developments meet the needs of households of different ages and incomes.
3. To ensure that any new development is sustainable, by providing additional adequate infrastructure and services, such as footpaths, roads, lighting, flood defences, amenities and services, where appropriate, and by using renewable energy and reducing waste and toxic substances.
4. To ensure that any development preserves the existing network of footpaths, green open spaces and scheduled or listed features as identified in the Neighbourhood Profile.
5. To preserve and maintain adequate access for all to the countryside and green open spaces, and to contribute to the health and well-being of residents and wildlife by properly equipping community spaces for users of different ages.
6. To ensure that effective and environmentally friendly telecommunications connectivity and networks are provided for commercial, business and residential housing development.
7. To encourage employment opportunities in the Parish, including expanding the number of small businesses, as well as more traditional activities such as agriculture, forestry, and equine developments.

8. To promote the continual development and long-term sustainability of community facilities, especially related to health and commercial activities, such as tourism.
9. To better use and promote existing transport systems, with the extension of walking and cycling routes and an expanded public transport system.
10. To promote and create community spirit and social cohesion, where residents are active in leading and participating in community activities.

6 Neighbourhood Plan Policies

Evidence provided by the Community Questionnaire results; the Neighbourhood Profile; the Vision and Objectives; and consultation was used to formulate the policies detailed in the following sections of the Neighbourhood Plan. It is mandatory that Neighbourhood Plans comply with national and local planning policies. They can amplify and add detail to those policies but have to be consistent with them. Each policy section details issues and policies relevant to Rippingale and how the Plan's policies comply.

6.1 Residential Development Management Policy

Compliance with National and Local Planning Policies.

- 6.1.1 The National Planning Policy Framework 2021 (NPPF): This document states the national policy on all aspects of planning decisions and supersedes any previous local authority core strategies. Paragraph 8 of the document lists 3 objectives, the second of which states:

“(b) a social objective: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

- 6.1.2 Paragraph 78 relates specifically to rural housing developments. It states:

“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

- 6.1.3 Paragraph 121 onwards requires that local planning authorities should set out their own approach to housing density to reflect local circumstances.

Compliance with National and Local Planning Policies.

- 6.1.4 **SKDC Local Plan 2011-2036:** In Policy SP2 Rippingale is identified as a smaller Village; SP3 of the Local Plan supports such settlements’ infill development, subject to certain criteria and paragraph 212 of the Local Plan

“allows small, sensitive infill developments (generally expected to be no more than three dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities.”

- 6.1.5 **Windfall Sites:** In continuance of SP2, SP3 and SP4, Paragraphs 217 and 218 of the Local Plan state:

“The NPPF allows Local Planning Authorities to make an allowance for windfall sites in the five-year supply if there is compelling evidence that sites have consistently become available in the local area and will continue to provide a reliable source of housing supply. Windfall sites are sites not specifically identified as being available for residential development, but which may come forward on, subject to suitability. Examples may include the redevelopment of previously development land within a town or village, or small infill sites within settlements.

There is a strong track record of windfall sites becoming available in South Kesteven. Whilst the supply of windfall sites is finite it is expected that the number of new dwellings being delivered on small windfall sites in the smaller villages will continue, and the more permissive policy incorporated through SP3: Infill Development will further enable this”.

The windfall calculation for the smaller villages could amount to 30 dwellings per annum based on the district council’s housing target requirement from central Government. This is calculated on the basis of the Plan period having a further 18 years.

Policy HD1 sets out the Plan’s approach to this matter. In general, it is not anticipated that infill development sites would yield more than three homes per site given the nature of the village and its current pattern of development.

- 6.1.6 **Developments on the Edge of Settlements:** SP4 supports these developments, within certain criteria. Paragraph 213 of the Local Plan states:

“Development proposals on the edge of a settlement will only be supported in the following specific circumstances: where they are supported by clear evidence of substantial support from the local community or where they form a Rural Exceptions scheme which meets a proven local need for affordable homes. In all cases the site must be well located to the existing built form, substantially enclosed and where the site’s edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). The proposal should not visually extend the building into the open

countryside.”

The term “*clear evidence of support from the local community*” is defined in a footnote to SKDC Local Plan Policy SP4.

- 6.1.7 Chapter 3 of the Local Plan states that SKDC will adjust housing density expectations to take account of any individual site characteristics and physical constraints, especially sensitive locations. The true potential of any site will be assessed by more detailed study, having regard to many factors which are outside of the scope of the Local Plan, and which need to be considered as part of the planning application process.

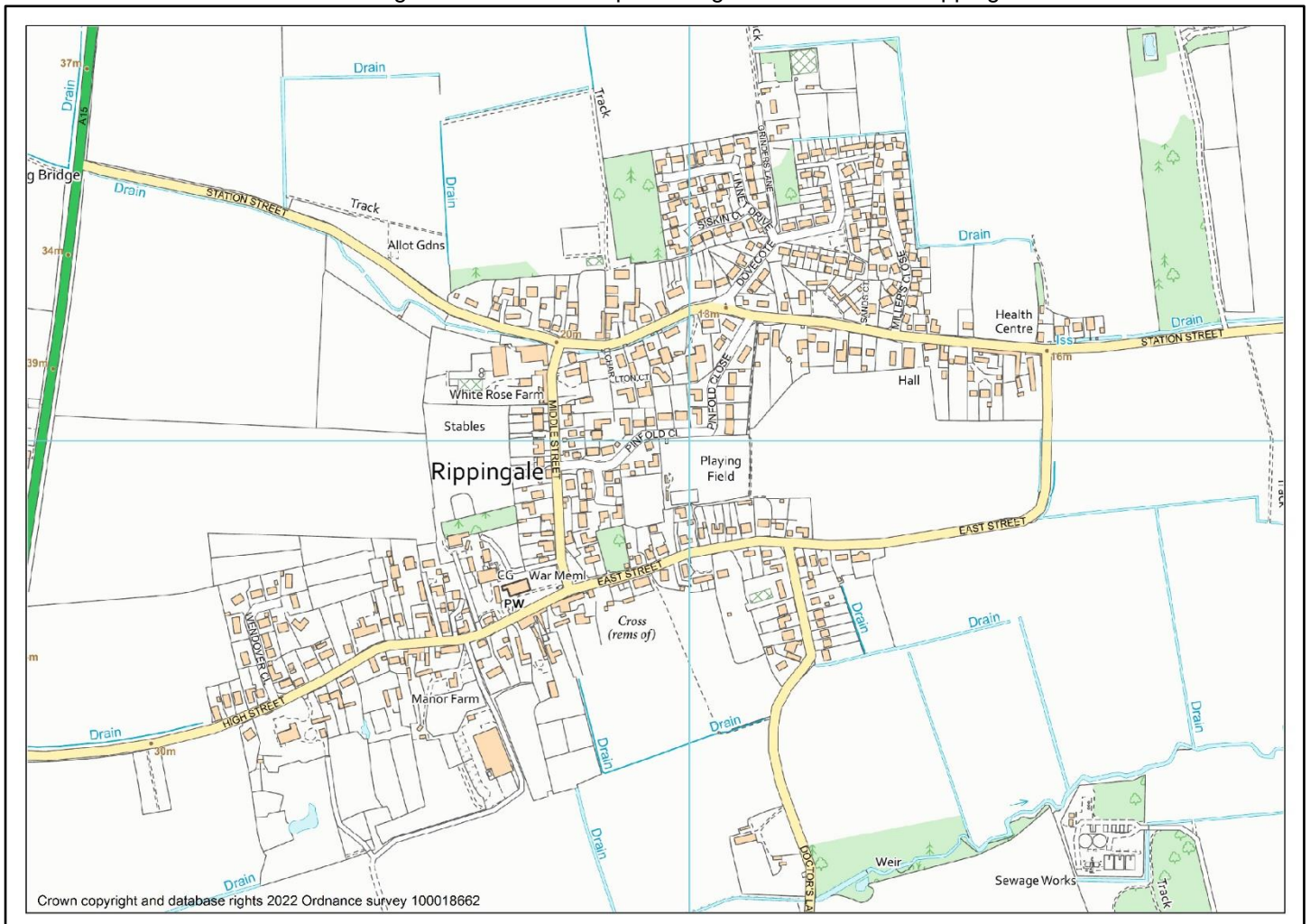
Compliance with National and Local Planning Policies.

- 6.1.8 The following paragraphs detail the sources of evidence, provided by the residents of Rippingale, and used to support the decisions made in determination of the policies.
- 6.1.9 **Community Questionnaire:** Data provided by the Community Questionnaire (issued to all households) provided evidence that a majority of residents believed that the number and size of current residential development had been just right and wished any future development plots to be limited to 10 residences to meet mixed housing needs. The other view is that larger developments of up to 30 houses would encourage the development of better facilities such as a shop, and other small businesses. Analysis of replies indicated that residents accepted that some development could be seen as necessary in the future and are in favour of allowing development to carefully-planned brownfield and infill sites, reconstruction and conversion of current buildings and other vacant sites within the current parish boundary (See map at Figure 3). There is some support for a small amount of affordable housing, but within the above limits.
- 6.1.10 **Neighbourhood Profile and consultation:** The Neighbourhood Profile was created by villagers conducting a street-by-street walk around the village to identify important features (buildings, views, green spaces etc.) which are central to preserving the character of the village. It was recognised that different parts of the village have distinctive characteristics. The report, therefore, divides Rippingale into three areas. The areas were (i) the older western part of the village; (ii) the newer eastern half of the village; and (iii) the Fens. These areas must be considered separately, particularly in relation to sites and housing design. Consultation included group discussions in Rippingale; community meetings and meetings with the Parish Council detailing the Neighbourhood Plan resulted in most residents wishing to see some development to enable a vibrant and
-

sustainable neighbourhood. The Neighbourhood Profile recommends balanced infill development within the main built-up area of the settlement but some provision, with conditions, for proposals at the edge of the built-up area. It was clear there was a wish to preserve the rural make-up of the village, with housing density maintained at an appropriate level to assist in ensuring this.

6.1.11 Community Vision and Objectives: The Vision and Objectives (see chapter 5) were created in consultation with residents. They provide important evidence as to their wishes. Objectives 1, 2 and 3 are relevant when considering future housing development and fulfilling the requirement for sustainable communities.

Figure 3: Indicative map showing the urban form of Rippingale



Policies

- 6.1.12 Based on the evidence outlined in this chapter, the following policies will apply to residential development proposals, or mixed development proposals with a residential component.

Policy HD1 – Infill Housing

- 1.** In order to respond to the housing needs of the Plan area, development proposals will be supported provided that:
 - a.** Developments are located within a substantially built-up frontage, or within the built-up part of the settlement; (refer to map at page 21 figure 3);
 - b.** Developments will not unacceptably impact on the amenities of adjacent properties by reason of loss of privacy, daylight, outlook, or a reasonable level of peace and quiet;
 - c.** Developments should comply with the considerations set out in the Neighbourhood Profile at Annex C:
 - i. 10 for Character Area 1 (West of Middle Street);
 - ii. 11 for Character Area 2 (East of Middle Street);
 - d.** Developments should comply with all requirements of other appropriate plan policies.

Policy HD 2 Developments on the edge of Rippingale Village

1. Development proposals on the edge of the village will be supported provided that:

- a.** clear evidence of substantial support* from the local community is demonstrated through an appropriate, thorough and proportionate pre-application community consultation exercise; or
- b.** the proposed development meets a proven local need for a particular type of housing, based on an up-to-date housing need assessment or assessment of the type and number of housing able to promote the longer-term sustainability of the village.

* The term “demonstration of clear evidence of support” has the meaning as described in the footnote to Policy SP4 of the SKDC Local Plan

2. The proposal must also:

- i.** be well designed and appropriate in size/scale, layout and character to the setting and area;
- ii.** be adjacent to the existing pattern of development for the area;
- iii.** not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area; and,
- iv.** enable the delivery of essential infrastructure to support the growth proposed.

Policy HD3 Residential Developments in open countryside

1. The development of new homes in the open countryside will only be supported in the following circumstances:
 - a. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c. the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d. the development would involve the subdivision of an existing residential building; or
 - e. the design is of exceptional quality (as defined in paragraph 80 of the NPPF).

Where development proposals meet these circumstances, they should also comply with the considerations set out in the Neighbourhood profile (Annex C).

- 6.1.13 The policy on affordable housing and housing types is based on the evidence from the sources listed in chapter 6. Analysis of answers in the Community Questionnaire, given to types of housing which would be supported, indicated that there is some support for a small amount of low-cost housing; and there is a preference for smaller houses and bungalows, due to the high percentage of older residents and young families.
- 6.1.14 Developments could be a mix of affordable and market housing, based on an up-to-date housing need assessment, or assessment of the type and quantity of housing able to promote a sustainable demographic structure in the village. This could be based on the verification of a Rural Exception site on the edge of the village.

Policy HD4 Affordable Housing

1. Development proposals for affordable housing in Rippingale and on the edge of the village will be supported where:
 - a. It is well integrated through suitable siting, design, and style.
 - b. it will be of an appropriate size and/or property type to meet the need identified by the current evidence of a local housing needs assessment and;
 - c. it will meet the accessible homes standard applicable in that location.
2. The types of housing will depend on the demonstrated need in the area, with particular consideration given to bungalows and smaller houses.

Policy HD5 Housing density

1. The density of residential development proposals should respond positively to the open, rural, and unspoilt nature of the village. Development proposals should also take account of the relevant contents of the Neighbourhood profile (Annex C).

6.2 Design and Materials Policy

Compliance with National and Local Planning Policies.

6.2.1 **Government guidance:** This was published 6 March 2014 by the Ministry of Housing, Communities and Local Government and states: *“Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make the best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design”*.

6.2.2 **The National Planning Policy Framework 2021 (NPPF):** The NPPF provides, in para 130 (c), that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting. It provides, in para 130 (d), that developments should establish or maintain a strong sense of place.

6.2.3 **SKDC Local Plan 2011-2036 and the Design Guidelines Supplementary Planning Document :** The SKDC Local Plan includes:

Spatial Strategy SP1 provides that where local design statements have been prepared and adopted, development should be in accordance with their design principles.

Policy DE1 sets the key requirements to promote good design, including contribution to local distinctiveness and vernacular character, retention of green features, sufficient private amenity space, as well as promoting innovative design for sustainable living.

Policy EN1 attaches great importance to local landscape character, describes in detail the different landscape character areas in South Kesteven, provides that development “must be appropriate to that character, and assesses development proposals in relation to local distinctiveness and sense of place.”

Policy EN4 relating to sustainable construction and design requires development proposals to demonstrate how designs use materials appropriately and with care and take account of climate change.

Design Guidelines SPD aims to establish the expectations for a high level of design and build quality in all development proposals in South Kesteven, setting out the design steps and considerations that planning applicants are expected to undertake. It provides applicants with a clear understanding of good quality design at any scale or type of development, from a new community to an individual home extension.

- 6.2.4 It provides, in para. 130, that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or guides in plans or supplementary planning documents.

It provides, in para. 185, that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, and in para 185 (c), that this strategy should take into account the desirability of new development making a positive contribution to local character and distinctiveness.

It provides, in para. 192 (c) that local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paras 189-202 of the NPPF discusses the impact of new development on existing heritage assets.

Compliance with other Sources of Evidence

- 6.2.5 **Neighbourhood Profile:** This document details design features and building materials used which have been identified by residents as important in maintaining the character of the village. From this evidence, Rippingale has accordingly drawn up a local Design and Materials Code (Annex F) which should be used as guidance by developers and planners. The Neighbourhood Profile is contained in Annex C.
- 6.2.6 **Community Vision and Objectives:** These provide important evidence as to the wishes of those residents. Objectives 1 and 3 are relevant when considering future housing design and materials.

Policies

- 6.2.7 Based on the evidence outlined in this chapter and in Annex F- Design and Materials Code, the following policies will be applied

Policy DM1 – Development Guidance

1. Development proposals, will be supported where it is demonstrated that the proposed design, methods of construction, materials; street layout; street furniture; and boundary treatments:
 - a. have given due consideration to the guidance set out in the Design and Materials Code at Annex F
 - b. have referred to the Neighbourhood Profile (Annex C) to identify the physical features and characteristics that give the particular part of the Parish its local distinctiveness, and have responded accordingly;
 - c. will demonstrate use of environment-friendly and non-toxic materials in all aspects of construction; and
 - d. will provide best-achievable levels of thermal, energy and resource-use efficiency.

6.3 Important Views Policy

Compliance with National and Local Planning Policies

- 6.3.1 **The National Planning Policy Framework 2021 (NPPF):** It is widely recognised that certain views and vistas are key in defining the character of a settlement; these views include those of the countryside surrounding a settlement as much as views towards a village or from within it. The NPPF promotes safeguarding valued landscapes and the visual amenity of the historic environment, as well as recognising “*protecting and enhancing valued landscapes and the intrinsic character and beauty of the countryside*”.
- 6.3.2 **SKDC Local Plan 2011-2036:** This Neighbourhood Plan conforms with the SKDC Local Plan 2011-2036, Policy SD2: The Principles of Sustainable Development in South Kesteven, which pursues a development strategy to proactively enhance the District’s character and cultural and heritage assets by protecting defining views, employing landscape screening to reduce the impact on views and maintaining open space provision to protect views. Policy IV1 conforms with these policies by supporting local views, vistas and landscapes which were identified through a Neighbourhood Profile.

Compliance with other Sources of Evidence

- 6.3.3 **Neighbourhood Profile:** Rippingale has distinctive landscape settings and villagescapes. Views and vistas, both of natural / semi-natural features, and of buildings and building groups, are valued by local people and contribute significantly to the village’s distinctive character and identity. New development can have a significant visual impact upon such valued views and vistas, so consideration needs to be given to the visual impact of development proposals so as to protect that which is valued, and manage change appropriately. The Neighbourhood Profile details the villagers’ assessments and identifies important views.
- 6.3.4 **Community Vision and Objectives:** The Community Vision states that important views must be protected, and Objective 1 is “To preserve and enhance..important views to and from the Village.”
- 6.3.5 **Important Views Assessment:** Details of the assessment are at Annex D. From that assessment the following views have been designated as important:
1. High Street looking East from Kirkby Underwood Road;
 2. West from High Street to A15 and beyond;
 3. West view from fenland approach to Rippingale;

4. Rippingale view South from footpath to Graby;
5. Rippingale and The Doctor's House from Doctor's Lane;
6. Dunsby and the Fens towards Spalding.

6.3.6 Based on the evidence outlined in this chapter and in Annex D – Important Views Assessment, the following policy will be applied.

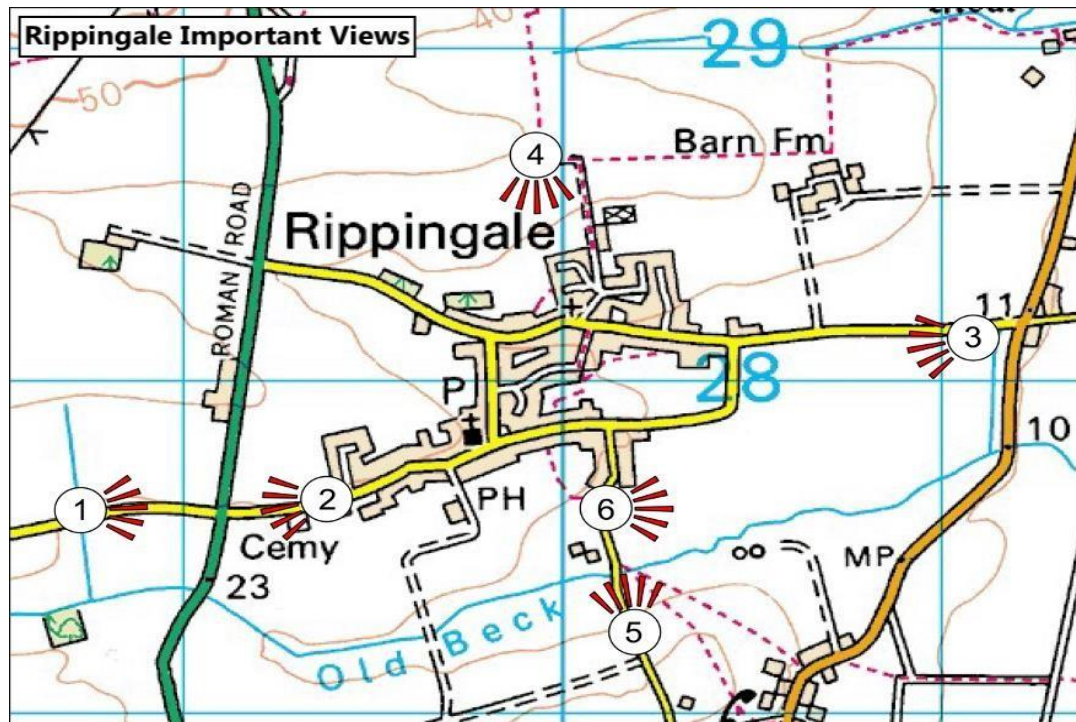


Figure 4: Map showing the Important Views in Rippingale Parish

Policy IV1 Important Views criteria

1. Development proposals will be supported where it is demonstrated that:
 - a. the visual significance of the important views listed in the Important Views Assessment (see Annex D) and presented in the Policy Map above have been taken adequately into account;
 - b. they will positively contribute to the views, or have mitigated any negative impact in order to not significantly obstruct, adversely affect, or detract from an important view;
 - c. attention has been paid to the colour, shape and texture of roof-scape, and, where appropriate, to the use of new planting to visually break up the mass.

6.4 Community Facilities

Compliance with National and Local Planning Policies

- 6.4.1 **The National Planning Policy Framework 2021 (NPPF):** states that planning policies should promote “*an integrated approach to considering the location of housing, economic uses and community facilities and services*”. An important element of that is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitute community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- 6.4.2 **SKDC Local Plan 2011-2036:** SKDC 2011-2036 Local Plan Spatial Policy 6 (Community Services and Facilities) and ID1 support the minimisation of net loss of leisure and community facilities, while encouraging engagement between developers and the Parish Council to ensure that new development contributions, through planning obligations, are aligned with local needs and priorities. This Neighbourhood Plan seeks to maintain current facilities in the village and increase provision of community facilities for future generations.

Compliance with other Sources of Evidence

- 6.4.3 **Community Questionnaire:** The questionnaire analysis identified the facilities most used in Rippingale as being the Village Hall, playing fields, and the Church. Additionally, the availability and use of outdoor and indoor sports were covered. The public house was identified as an important facility. The facilities identified as being of the greatest need for the village were bus services and a shop, although it was recognised that the sustainability of the latter is a major obstacle.
- 6.4.4 **Neighbourhood Profile:** Rippingale’s key community facilities have been identified in the Neighbourhood Profile, which was constructed through a walkabout survey. Most residents identified the Bull Inn public house, the Church, Village Hall and sports facilities as key community hubs. From the collated comments in response to local consultation between December 2018 and March 2019, local people expressed concerns about the potential loss of community facilities in Rippingale and the need to conserve and enhance the community facility infrastructure in the village. The policies

address these factors by promulgating actions which will benefit the future of community facilities in Rippingale.

- 6.4.5 **Community Vision and Objectives:** Both the Community Vision and the objectives stress the need to maintain and improve facilities within the Village Objectives 3,8,9 and 10 are relevant and are reflected in the policies.

Policies

- 6.4.6 Based on the evidence outlined in this chapter, the following policies will be applied:

Policy CF1 Community Facilities Consideration

1. Proposals involving the loss of the local community facilities will not be supported unless it is clearly demonstrated that:
 - a. there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
 - b. the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use. In the case of a community business, such as a pub, the documentary evidence will need to include a marketing exercise of at least 12 months, with the property advertised for its current community business use at a competitive price.
2. Development proposals for new community business and community facilities will be supported. Proposals for a village shop and youth facilities will be particularly supported.

6.5 Environmental and Green Infrastructure Protection Policy

Compliance with National and Local Planning Policies.

6.5.1 The National Planning Policy Framework 2021 (NPPF):

- in paragraph 174, it details expectations for the protection, enhancement, and promotion of the natural environment;
- in paragraph 175 that Local Authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure²;
- in paragraph 179, for the mapping and safeguarding components of local wildlife-rich habitats, and promoting the conservation, restoration and enhancement of priority habitats and ecological networks;
- in paragraph 185, that the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation should be limited.

6.5.2 Since the Neighbourhood Plan highlights areas and green infrastructure requiring physical, environmental and biodiversity protection and enhancement, we can conclude that these contribute to fulfilling a number of other objectives of the NPPF, such as integrating habitat sites, conserving and enhancing the natural environment, with the effective integration of existing businesses and community facilities with new development and the promotion of sustainable transport.

6.5.3 **SKDC Local Plan 2011-2036:** SKDC 2011-2036 Local Plan policy EN2 Protecting Biodiversity and Geodiversity, seeks to facilitate the conservation, enhancement and promotion of the biodiversity and geological interest of the natural environment of the District. Policy EN3 seeks to ensure that development proposals integrate any green infrastructure into all scheme designs; loss of or harm to this infrastructure is to be avoided unless development benefits outweigh adverse impact, but suitable mitigation measures are to be provided if this is so.

6.5.4 Rippingale is essentially a rural environment with much green infrastructure, wildlife, many hedges, dykes and wooded areas. The policy's stipulation on the avoidance or mitigation of developments which

² The NPPF defines Green Infrastructure as "a network of multi- functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality-of-life benefits for local communities."

have a negative impact on these aspects has influenced this Plan. This Neighbourhood Plan shows conformity by ensuring the protection and enhancement of the environment and green infrastructure in the village.

Compliance with other Sources of Evidence.

- 6.5.5 **Neighbourhood Profile:** When selecting areas for environmental and green infrastructure protection in Rippingale, local residents undertook walkabouts around the different neighbourhood areas, as detailed in the Neighbourhood Profile. One of the aims of the walkabouts was to gather information regarding the environmental character of the Parish, including access routes, woods, streams, meadows and verges, which can only be collected through on-site investigation. From this, local residents identified certain areas for environmental and physical protection, to include enhancing biodiversity and green features. It has to be acknowledged that protection of the natural environment and green infrastructure has become a matter of priority, with their quality-of-life benefits, and that the growth of the human footprint is generally incompatible with the preservation and enhancement of these facets. The following policies promote protecting green infrastructure, the natural environment and the wildlife of the village, seeking to enhance it. Any development must take account of the policies' requirements. This Plan addresses these factors by seeking to conserve, protect and enhance the green infrastructure and environment in Rippingale.
- 6.5.6 **Community Vision and Objectives:** Both the Vision and Objectives, prepared in consultation with residents of the village, recognise the need to protect the environment and green infrastructure. Objectives 3, 4, and 5 are particularly relevant.

Policies

- 6.5.7 It is the intention that Rippingale will conserve ecologically and aesthetically important species, habitats and green infrastructure while meeting the needs of the developing community. The policies detailed below are based on the evidence stated in this chapter.

Policy EP1 Environmental Protection - Obligations

1. The following habitats have been identified through the Neighbourhood Profile as particularly important for protection and retention (see Figure 5 Map):

- 1) The network of streams, becks, and drainage gullies in the village and countryside, in particular, the stream along Station Street;
- 2) Mature trees and hedgerows lining roads;
- 3) Woodlands in the countryside, especially Dunsby Wood (SSSI);
- 4) The network of footpaths and bridleways within and departing from the village into the countryside;
- 5) Car Dyke;
- 6) South Forty Foot Drain;
- 7) The small lake behind Grange Farm;
- 8) Dykes and areas of woodland;
- 9) Browell Head Spring;
- 10) Generally, hedgerows which form the habitat for the different types of birds;
- 11) The old barns in the fen area providing a nesting place for owls; and,
- 12) Fen wood plantations where badgers are protected.

2. Development proposals will only be supported where:

- a.** they avoid or mitigate any negative impact on green infrastructure, local habitats or points of geological importance;
- b.** where appropriate, they identify and protect specific assets and features of the natural environment, including ancient woodland and aged or veteran trees, that are valued by the community; and
- c.** they meet statutory environmental protection regulations.

Policy EP2 Environmental Protection - Mitigation

1. Development proposals that result in an unacceptable impact on green infrastructure, irreplaceable habitats and species, including the loss, deterioration or fragmentation of them, will only be supported where they:
 - a. demonstrate that the detrimental impact is unavoidable and significantly and demonstrably outweighed by the benefits of the development; and
 - b. provide for the creation of compensatory footpaths, public rights of way or other links connecting settlement and compensatory habitat with species, characteristics, functionalities and quality comparable with that which is to be lost, elsewhere on the site or, where this is not possible, outside the project area, as close as possible to the original location.

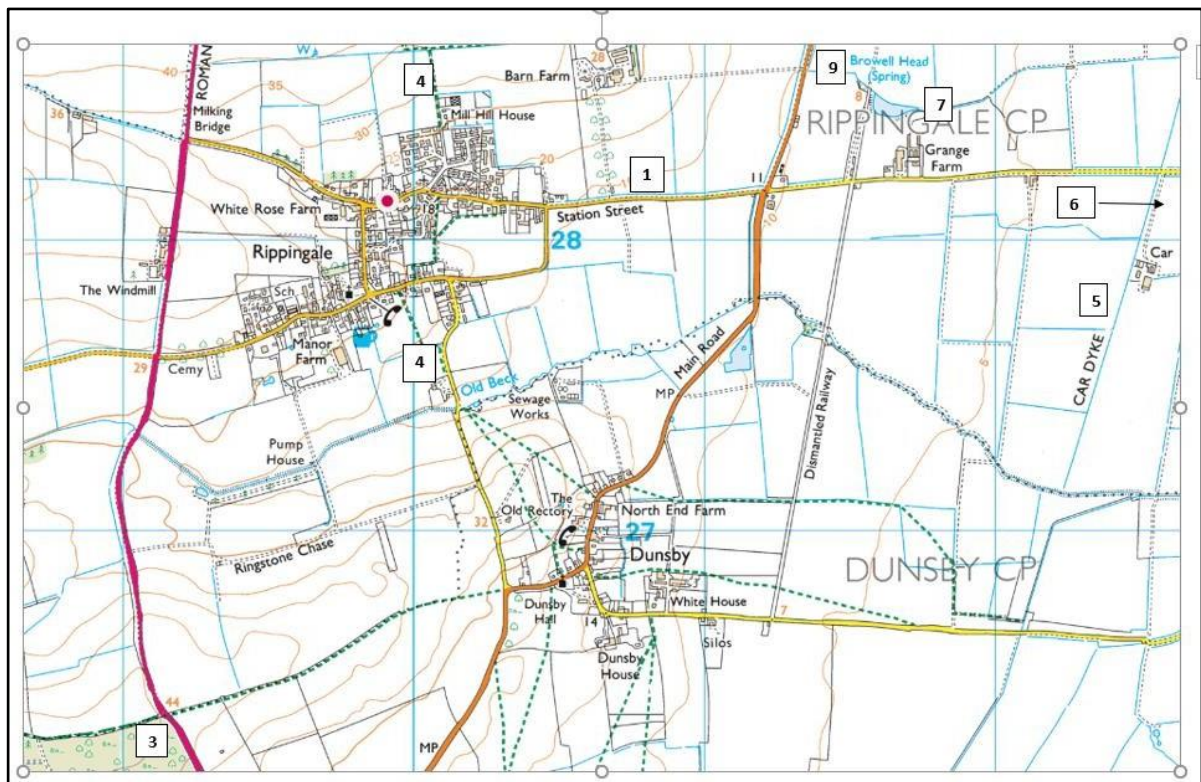


Figure 5: Map showing habitats important for protection and retention

6.6 Local Green Space Policy

Compliance with National and Local Planning Policies.

6.6.1 The National Planning Policy Framework 2021 (NPPF): attaches high importance to the maintenance of existing green spaces and the creation of new ones to promote the health and well-being of residents. In paragraph 99, the Framework highlights the need to protect existing open spaces, sports and recreational buildings, and playing fields, avoiding development in their location unless specific circumstances are met, ensuring there is a demonstrably surplus of such infrastructure, appropriate replacement is provided as part of the proposed development, or that the development itself provide alternative (but similar in quality and quantity) recreational opportunities.

6.6.2 **NPPF Designation of Local Green Spaces:** Paragraph 101 of the NPPF states that the designation of land as Local Green Space, through local and neighbourhood plans, allows communities to identify and protect green areas of particular importance to them. Such areas within Rippingale have been identified in the Neighbourhood Profile, by local residents, and designated by means of the Local Green Space Assessment at Annex E. Each site listed and protected through this policy as a Local Green Space has been objectively assessed and found in conformity with the requirements listed in paragraph 102 of the NPPF. The Local Green Space Assessment at Annex E presents the methodology used to assess each site, the requirements of paragraph 102, and an assessment sheet for each site.

Policy LGS1 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

6.6.3 **SKDC Local Plan 2011-2036:** Paragraph 2.115 of the SKDC Local Plan recognises the importance of such spaces in promoting the health and well-being of the residents. It states that it is important to protect and increase the existing provision of open space, to meet the future needs associated with development. New development should provide opportunities to provide new and/or improve existing open spaces. Policy OS1 of the SKDC plan defines open spaces as including allotments, parks, equipped play space, sports pitches and informal natural open space, routeways and

corridors and lays down conditions for development that protect or improve existing open spaces and provide for the creation of new ones.

Compliance with other Sources of Evidence

6.6.4 The following paragraphs detail the sources of evidence, provided by the residents of Rippingale and used to support the decisions made in determination of the policies.

6.6.5 **Neighbourhood Profile:** The Neighbourhood Profile was created by residents conducting walkabouts around different neighbourhood areas in Rippingale. The aim of the walkabouts was to gather information regarding the character of the development that can only be collected through an on-site investigation. From this, local residents identified certain green spaces which had significant environmental meaning, beauty and local recreational value to the community. The Steering Group undertook a Local Green Space Assessment, demonstrating how these sites meet the NPPF criteria and why they should be protected as Local Green Spaces. The Local Green Space Assessment report works as a supplementary planning document that will be used in conjunction with Policy LGS 1

6.6.6 **Community Vision and Objectives:** Both the vision and objectives 4 and 5 (agreed by residents) stipulate the protection and development of open spaces for the benefit and well-being of residents.

Policies

6.6.7 It is the intention that Rippingale will conserve Local Green Spaces for future generations while meeting the needs of the developing community. Thus, based on the evidence outlined in this chapter, the following policies will be applied.

1. Development on Local Green Spaces will only be supported where such development does not cause detriment or harm to the Local Green Space. The following local Green Spaces (as assessed in the local Green Space Assessment Annex E) have been defined in the list below and are shown on the Policy map (Figure 6):
 - 1) LGS Rippingale Village Green;
 - 2) LGS Rippingale St Andrew's Churchyard;
 - 3) LGS Rippingale Cemetery;
2. Development proposals within the designated local green spaces will only be supported in very special circumstances.

6.7 Heritage Policy

Compliance with National and Local Planning Policies.

- 6.7.1 **The National Planning Policy Framework 2021 (NPPF):** By supporting development that conserves and enhances Rippingale's heritage assets, the policy has regard to the core planning principle in the NPPF of conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 6.7.2 By referring to the Neighbourhood Profile and by setting out general requirements on materials, styles, design and layout to be in keeping with the surrounding area for proposals within the village, the policy has regard to NPPF paragraph 190: *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk, taking into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the wider social, cultural, economic and environmental benefits of conservation of the historic environment."*
- 6.7.3 By reference to the listed buildings and buildings of local interest and monuments, the policy has regard to the NPPF requirement to plan positively for the protection, enhancement and management of heritage assets.
- 6.7.4 **SKDC Local Plan 2011-2036:** Policy EN6 of the South Kesteven Local Plan 2011 – 2036 seeks conservation and enhancement of the character, appearance and setting of local heritage assets and the historic environment. This Neighbourhood Plan includes unlisted assets such as buildings of local interest, areas of historical and archaeological interest, assets identified on the relevant Historic Environment Record or identified through consultation with local residents.
- 6.7.5 The Plan seeks to support that; where development is likely to cause harm to the significance of a heritage asset or its setting, permission will only be granted where the public benefits of the proposal outweigh the potential harm. Proposals which would conserve or enhance the significance of the asset will be considered favourably. A policy to protect archaeological sites will reflect the structure of the local plan. Furthermore, to promote positive remedial actions for those heritage assets at risk through neglect, decay,

vacancy or other threats, the Plan conforms with the policy by supporting current heritage assets and identifying them.

Compliance with other Sources of Evidence.

- 6.7.6 **Neighbourhood Profile:** Heritage Assets in Rippingale were identified as a part of the preparation of the Neighbourhood Profile (See Annex C). Local residents undertook walkabouts around the different neighbourhood areas. The aim of the walkabouts was to gather information regarding the character of each local area. From this, residents identified certain heritage assets of historical importance. This included Scheduled Monuments and other archaeological sites, Listed Buildings, and buildings and monuments and sites of local historical importance. These assets have significant meaning to the community, who want to see them protected for future generations. Additionally, from the local consultation undertaken between September 2018 and August 2019, a common view expressed by residents was to preserve the village's rural setting and protect and enhance its character, heritage and functionality. The Neighbourhood Plan addresses these factors by seeking to conserve, protect and enhance the identified heritage assets in Rippingale.
- 6.7.7 **Community Vision and Objectives:** The Community Vision and Objectives provide important evidence as to the wishes of the residents. Paragraph 2 of the vision and objectives 1 and 4 are relevant when considering future development.

Policy

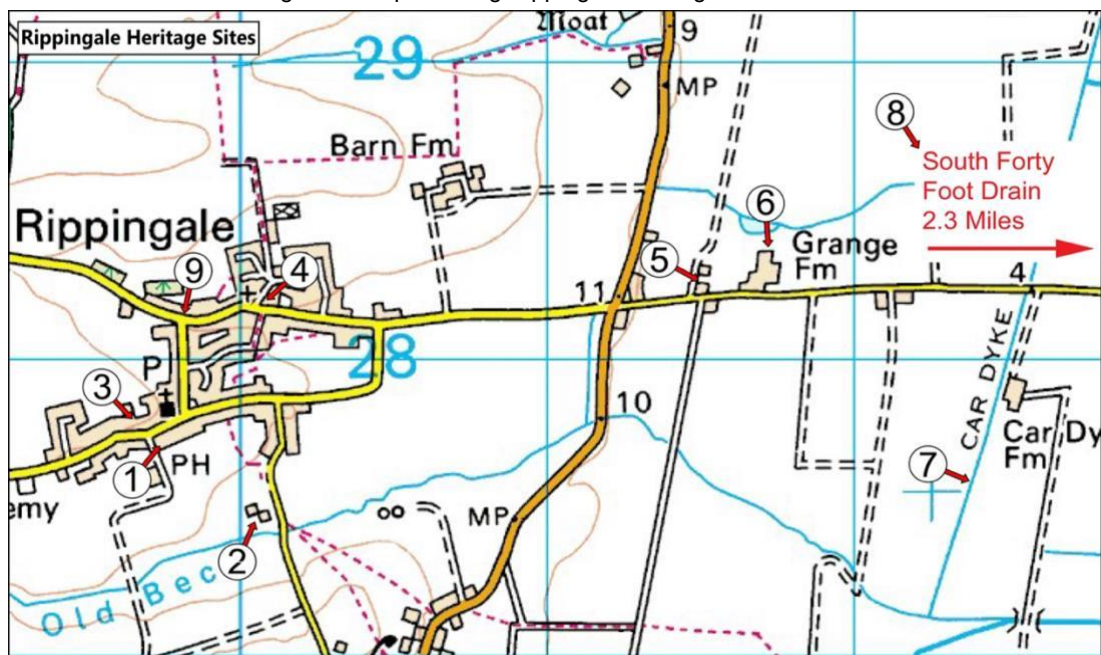
- 6.7.8 The policy detailed below responds to the evidence outlined in this chapter. The policy refers only to unlisted structures, as formally listed buildings and scheduled monuments are already strongly protected.

Policy EH 1 - Non-Designated Heritage Assets

1. The following unlisted structures, as numbered on the map at Figure 6, have been identified as of local interest, and should be preserved and enhanced:
 1. The Bull Inn;
 2. Old Doctor's House;
 3. The Manor House;
 4. The Pinfold;
 5. Station House - which retains part of the old railway line and other railway buildings;
 6. Grange Farmhouse;

7. Car Dyke;
 8. South Forty Foot Drain; and,
 9. Signpost at junction of Station Street, and Middle Street.
2. The effect of a development proposal on the significance of a non-designated heritage asset shown in Figure 7 should be taken into account in determining the application affecting the assets. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
 3. Where development affects archaeological sites, mitigation of impact will be achieved through the preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer must be required to make adequate provision for excavation and recording before or during development.

Figure 7: Map showing Rippingale Heritage Sites



6.8 Employment, Rural Economy and Visitor Economy Policy

Compliance with National and Local Planning Policies.

- 6.8.1 **The National Planning Policy Framework 2021 (NPPF):** The National Planning Policy Framework requires planning authorities to help create the conditions in which businesses can invest, expand and adapt. Additionally, in the rural economy planning policies and decisions should enable:
- a. the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings;
 - b. the development and diversification of agricultural and other land-based rural businesses, and
 - c. sustainable rural tourism and leisure developments which respect the character of the countryside.
- 6.8.2 Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The Neighbourhood Plan is designed to support this criterion.
- 15.1.2 **SKDC Local Plan 2011-2036:** The Neighbourhood Plan Conforms to Policies E5, E6 and E 8 of the South Kesteven Local Plan 2011 – 2036 in terms of:
- a. adequate location for rural economy small business areas;
 - b. criteria that such development proposals should comply with in terms of scale and appearance;
 - c. supported forms and types of rural diversification;
 - d. indicating what kind of visitor economy related forms of development would be supported, and
 - e. supporting mixed residential-employment schemes and development proposals, facilitating working from home.

These policies assume the need for sustainable employment growth and development while shaping employment needs for future generations. The Neighbourhood Plan shows conformity with these policies by supporting economic growth, tourism and local employment in our communities with respect to local character and community needs.

Compliance with other Sources of Evidence

6.8.3 The following paragraphs detail the sources of evidence, provided by the residents of Rippingale, and used to support the decisions made in determination of the policies.

6.8.4 **Neighbourhood Profile:** The Neighbourhood Profile (paras. 7.1.8 - 7.1.12) indicates that Rippingale would support employment-generation, tourism and that promoting the local economy and providing additional employment opportunities is seen as important to the future of the village. The businesses which survive are agricultural or residential based. Due to the expansion of online working and services, this policy will also support the growth of people working from home and teleworking. This Neighbourhood Plan seeks to address these factors through a series of criteria to benefit rural development, employment and tourism.

Discussions with residents during the creation of the Neighbourhood Profile revealed that there are over 30 small businesses in Rippingale, many of which are home-based and would benefit from improved communications of all types (see Connectivity Policy).

6.8.5 **Community Vision and Objectives:** The vision and objectives are supported by the residents of Rippingale. Paragraph 3 of the Community Vision states that “local businesses will have been encouraged to grow and will have benefited from improved telecommunications and local authority support. Tourism will have expanded, resulting in new local businesses and improved access to the countryside”.

6.8.6 Community Objectives 6 and 7 support the vision statement; encourage the development of small businesses and improvement of communications.

Policies

6.8.7 Based on the evidence outlined in this chapter, the following policies will be applied:

Policy RE 1- Economic Development in Rippingale

1. Employment-generating development proposals, including tourism, will be supported within the built-up settlement of Rippingale, provided that they:
 - a. are small in scale, and where possible utilise surplus infill land, brownfield sites, or existing facilities and buildings, including those of a historical nature; and
 - b. are acceptable in terms of their impact on traffic and parking in the area, presenting safe and practical access solutions and on-site parking provision for employees and customers; and,
 - c. are acceptable in terms of their impact on the existing services available to local people,
 - d. do not to have an unacceptable impact on the character of the village as detailed in the Rippingale Neighbourhood Profile, and contribute to maintaining and enhancing the existing character of the village, in accordance with Policy DM1 of this Plan.

Policy RE2 – Home Businesses

1. Insofar as planning permission is required, residential development proposals which comply with the Neighbourhood Plan Residential Development policies and that enable working from home, or enable businesses to operate from integrated home/work locations, will be supported provided that:
 - a. the proposal will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity; and,
 - b. adequate access and parking can be achieved for the proposed use, having regard to parking requirements of clients and users of the business.

6.9 Flood Risk Policy

Compliance with National and Local Planning Policies.

- 6.9.1 **The National Planning Policy Framework 2021 (NPPF):** NPPF paragraph 159 to 162 states that plans should consider the impact of flood risk and steer new development to areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area. Policy FR 1 considers the importance of steering development away from the areas of higher risks while recognising that large tracts of the Parish are very low risk.
- 6.9.2 **SKDC Local Plan 2011-2036:** SKDC 2011-2036 Local Plan policy EN5 Reducing the Risk of Flooding, requires development to be located in the lowest areas of flood risk. Flood assessments are to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. All development must avoid increasing flood risk elsewhere. Surface water should be managed effectively on any development.

Compliance with other Sources of Evidence.

- 6.9.3 **Neighbourhood Profile:** From the collated comments responding to local consultation, local people expressed concerns regarding flood risk. These concerns are reflected in paragraph 7.1.33 of the Neighbourhood Profile. Rippingale, having had a history of flash flooding, now has flood defences mitigating the current threats of flooding in the village. Proposed Policy 13.1.32 reflects the importance of applying flood risk assessment and a sequential test to residential development in the village.
- 6.9.4 **Community Vision and Objectives:** Community Objective 3, prepared in consultation with residents of the village, includes flood defences as a requirement where appropriate for any development proposal.

Policies

- 6.9.5 The policies detailed below have been prepared based on the evidence outlined in this chapter. These are of importance to the village where flash flooding, partly due to the filling-in of dykes by developers, has been a problem in the past. Opportunities should be sought to:
- i. reduce flooding by considering the layout and form of the development and the appropriate application of sustainable drainage techniques;
 - ii. relocate existing development to land in zones with a lower probability of flooding; and
 - iii. create space for flooding to occur by restoring functional floodplains and flood flow pathways and by identifying, allocating and safeguarding open space for storage.

Policy FR1 Flood Risk

1. Rippingale is subject to varying degrees of flood risk. As appropriate to their scale, nature and location development proposals should:
 - a. avoid increasing flood risk elsewhere. Runoff from the site post-development must not exceed pre-development rates. Existing dykes should be retained. Any proposal to alter the course of, or fill in, a dyke must be the subject of a full survey and assessment of the consequences and the subject of a consultation exercise with the lead flood authority.
 - b. Surface water should be managed effectively on site. Relevant planning applications should be accompanied by a statement of how surface water is to be managed and in particular, where it is to be discharged. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.

6.10 Broadband and Connectivity Policy

- 6.10.1 This policy refers to the need for a reliable communications infrastructure and specifically the digital connectivity available for individuals and communities.
- 6.10.2 Digital connectivity is about access to a fast and reliable internet connection (fixed or mobile) which enables users to benefit from “smart” and digital services. It is the ‘fourth utility’, an everyday necessity alongside water, gas and electricity.

Compliance with National and Local Planning Policies.

- 6.10.3 **The National Planning Policy Framework 2021 (NPPF):** The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally. Paragraph 114 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections.
- 6.10.4 The NPPF highlights the importance of the need to minimise the erection of masts, and other infrastructures by using existing locations and buildings wherever possible. This has been reflected in the policies below, which are designed to reduce the visual impact of ICT infrastructures in order to protect Rippingale’s landscape.
- 6.10.5 **SKDC Local Plan 2011-2036:** SKDC ID3: Broadband and Communications Infrastructure, states that proposals to enhance information communication networks, such as superfast broadband, will be supported across the district. Proposals for residential developments of 30 dwellings or more will be required to provide fixed fibre superfast broadband, where this is technically feasible and subject to viability. Proposals for residential development of less than 30 dwellings, and commercial development, will be required to provide fixed fibre broadband where this is technically feasible, subject to viability. New developments must be served by either:
- a. Fibre to the Premises (FTTP) technology; or

- b. Fibre to the Cabinet (FTTC) technology enabling access to broadband speeds of up to 80 megabits per second; or
- c. any other emerging communication technology.

The Neighbourhood Plan conforms with SKDC ID3, which requires developers to make provision for effective connectivity and broadband when designing development proposals.

Compliance with other Sources of Evidence:

- 6.10.6 **Community Questionnaire and Consultation Meetings:** Rippingale's key connectivity concerns have been identified through public meetings and the Neighbourhood Plan Questionnaire. From the collated comments collected from local consultation between December 2018 and March 2019, local people expressed concerns about connectivity in Rippingale and the need to ensure enhanced and effective connectivity. The Neighbourhood Plan addresses these factors by stating requirements which will ensure efficient connectivity in Rippingale to meet the desire to improve the broadband and the quality of internet speeds throughout the village.
- 6.10.7 **Neighbourhood Profile:** Para. 7.1.12 of the Neighbourhood Profile states that new residential developments should incorporate the most up-to-date technologies in terms of broadband connectivity, facilitating working from home and telecommuting.
- 6.10.8 **Community Vision and Objectives:** The Community Vision and Objectives have been the subject of wide consultation with residents and the local authority. The vision states that "individuals and businesses will be supported by efficient telecommunications.....and accessible essential facilities". This is supported by Community Objective 6.

Policies

6.10.9 Supported by the evidence outlined in this chapter, the following policies will be applied:

Policy C1 Existing Infrastructure

1. Development proposals which would enhance the existing communications and internet infrastructure will be supported where they do not create an unacceptable impact on existing communications infrastructure or the amenities of residential properties in their immediate locality.

Policy C2 Infrastructure build

1. Development proposals should include solutions to install all necessary telecommunications cables and fibres in ducting underground and not on new or existing roadside poles, subject to technical feasibility and financial viability.
2. Alternatively, proposals should ensure that new telecommunications infrastructure is sited on existing buildings, masts or other structures, complementing the rural nature and character of the village, rather than constructing new infrastructure. This will be subject to feasibility and financial viability.
3. All proposals should ensure that telecommunications infrastructure does not have an unacceptable detrimental impact on the natural or built environment.

Policy C3 Mobile and fixed telephone

1. Development proposals for infrastructure that contributes to the improvement of telephone coverage and the most advanced connectivity technologies in mobile communication will be supported, provided that the installation, size and siting of the equipment will have no unacceptable detrimental impact on the natural or built environment.

7 Monitoring and reviewing the Neighbourhood Plan

- 7.1.1 This Plan operates until 2036, in parallel with the South Kesteven Local Plan. It is acknowledged there could be a need to review the Plan over this period, for example, if there are changes to national housing targets. The Rippingale Parish Council will consider every year, at its annual meeting, whether the Neighbourhood Plan remains appropriate or requires review.
- 7.1.2 In exceptional cases, the Parish Council may agree at other times to review the Neighbourhood Plan. If they agree that the Neighbourhood Plan does need review, the Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.
- 7.1.3 Following review, the Parish Council will agree on any proposed changes to the Neighbourhood Plan. Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

8 Community Aspirations

These Community Aspirations are intended to complement the policies set out in this Neighbourhood Plan, but they do not, themselves, form part of the Statutory Planning Policy Framework.

- 8.1.1 The aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies, but that are of importance to the community.
- 8.1.2 Rippingale Parish Council will seek collaboration with South Kesteven District Council, Lincolnshire County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), community groups, the private sector and individual residents to achieve and realise these aspirations and will consider using Community Infrastructure Levy resources and other financial resources to fund such interventions.
- 8.1.3 The following community aspirations have been identified as particularly important for the local community:
1. Install tarmacked passing spaces from the A15 to the village boundary on Station Street;
 2. Improve public transportation; continue to canvas for more frequent bus services to Bourne and Sleaford;
 3. Provision for all-weather car-parking at the Rippingale Jubilee Playing Field;
 4. Liaise with the County Council to ensure public rights of way remain open, accessible and in good condition. Ensure guided walks remain organised and publicised;
 5. Communications – Better and safer footpaths to nearby villages, with the introduction of cycle paths; investigate the feasibility with the County/District Council of opening old railway track beds to Morton and Billingborough. Investigate the possibility of a combined cycle/footpath from Rippingale to Morton on the A15;
 6. Mature trees in the village - enhance the existing trees for future generations;

7. Verges and hedges - should enhance the village whilst remaining wildlife-friendly, and
8. Promote the use of the Heritage Trails, using footpaths and old railway track bed, liaising with local landowners to do so.

9 Glossary of Terms

Affordable housing - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to homeownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to homeownership is housing provided for sale that provides a route to ownership for those who could not achieve homeownership through the market. It includes shared ownership, relevant equity loans, other low-costs for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Building for Life - A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

Community Consultation - A communication process by the qualifying body to the

local community about the delivery of the Plan (See- **Regulation 14**).

Community Infrastructure Levy (CIL) - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructures such as transport schemes, schools and leisure

Exception Site - Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing

Large Scale Housing Development – A development which consists of 11 or more dwellings.

Local Connection – Individuals who either are current residents or have an existing family or employment connection to the local area.

Local Plan Review – a local planning authority should review its Local Plan at regular intervals to assess whether some or all of it may need updating to meet any changes required. Local Plans are generally reviewed every five years.

My Community – Locality - is a national government membership network supporting local community organisations in assisting and funding of neighbourhood plans

Regulation 14 - A qualifying body (Parish Council) must publicise the draft neighbourhood plan for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.

Section 106 - Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Statutory Consultants - Statutory consultees need to provide clear, positive and transparent information to both local planning authorities and applicants about the information they require to provide a substantive response to consultations.

The National Planning Policy Framework (NPPF) - The government policy document adopted in March 2012 (amended in 2018 & 2019& 2021) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Tree Protection Orders - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent

the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority

Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Generally, planning permission must be obtained to change the use of a building or land to another use class. The current Use Classes are listed and defined below.

Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwelling houses** - This class is formed of three parts
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
 - C3(b) covers up to six people living together as a single household and receiving care, e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for, i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
- **C4 Houses in multiple occupations** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:

- **E(c)(i)** Financial services,
- **E(c)(ii)** Professional services (other than health or medical services), or
- **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions – Use** (not including residential use) defined in 7 parts:
 - **F1(a)** Provision of education
 - **F1(b)** Display of works of art (otherwise than for sale or hire)
 - **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts
- **F2 Local community – Use** as defined in 4 parts:
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks

Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as 'Sui Generis' use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D1(a)
- concert halls – from 1 September 2020, previously Class D1(b)
- bingo halls – from 1 September 2020, previously Class D1(c)
- dance halls – from 1 September 2020, previously Class D1(d)

The Use Classes information presented above has been extracted and abbreviated from the Planning Portal

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_us

ANNEXES

- Annex A: Consultation Events
- Annex B: Questionnaire results (in separate document);
- Annex C: Neighbourhood Profile;
- Annex D: Important Views Assessment;
- Annex E: Local Green Space Assessment; and,
- Annex F: Design Code.

Annex A: Consultation Events evidence

Events and activities held in connection with consultation on the preparation of this Neighbourhood Plan are listed below.

Date	Event	Attendees
May 2016	Circular to all villagers explaining NP	
March 2017	Questionnaire to all villagers	
	Questionnaires returned > 20%	
May 2017	Village event display in Rippingale Church	13
June 2018	Display at Rippingale Street Party	15
July 2018	Circular to all villagers explaining Character Assessment and requesting attendance at village walkabout.	
Nov 2018	Character area identification in Church	15
18 Nov 2018	Village walkabout to obtain data for Neighbourhood Profile	12
25 Nov 2019	Presentation of draft Neighbourhood Profile and objectives at Church coffee morning	25
6 July 2019	Display at Rippingale Feast	35
7 August 2019	Presentation of policies at Rippingale Village Hall	9
19 September 2019	Presentation of policies at Rippingale Business Club	11
27 February 2020	Presentation of initial draft plan at Rippingale Village Hall	28
29 Feb 2020	Presentation of initial draft plan at Rippingale Church	33
12 March 2020	Formal presentation of initial draft plan to Parish Council at Rippingale Village Hall	10
1 June to 12 July 2021	Consultation on Draft Neighbourhood Plan (Regulation 14), publicised via personal discussions, website, newsletter and village noticeboard	n/a
26 June 2021	All-day, village hall, consultation 'drop-in' with presentations	35+

Annex B: Questionnaire results

See separate document

Annex C: Neighbourhood Profile

Rippingale Neighbourhood Plan

2023 – 2036

Neighbourhood Profile

April 2019

Prepared by:

Rippingale Neighbourhood Plan Steering Group

&

OpenPlan Consultants Ltd.



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1 Introduction

9.1.1 The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick residents' feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both the physical and non-physical elements and features of a neighbourhood that contribute to defining its character.

9.1.2 The Neighbourhood Profile methodology involves three key evidence gathering stages:

- i. **Defining Character Area:** depending on the size of the Plan Area to be analysed, it may be necessary to define different Character Areas within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Character Area such as land use, development period, physical boundaries, current or historical administrative boundaries, etc.
- ii. **Character Area Overview:** this is a Character Area-specific map-based exercise, open to all residents willing to participate. The event entails a

series of activities to understand the physical characteristics (layout types, natural features, open spaces), the area 'mechanics' (land use, services and facilities, landmarks), the assets of the Character Area, the road and transportation systems, and any additional features that are best captured through a map-based group exercise.

- iii. **Character Area Walkabout:** a walkabout around the most representative streets of the Character Area. The walkabout aims to gather information regarding the character of the development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

9.1.3 This Report presents the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supporting document for the Neighbourhood Plan, which will refer back to it for detailed design principles and recommendations. The document will

be used by future developers and the Local Planning Authority when submitting or assessing planning applications, to determine whether or not the existing character of Rippingale will be protected and enhanced by the proposed development.

- 9.1.4 Due to the Neighbourhood Plan area's size and varying character, the Working Group identified 3 Character Areas and organised a Neighbourhood Profile event for each area. These were held from the 8th September 2018 with the last event taking place on the 25th November 2018. For each Character Area, a morning session was held, dedicated to the Character Area Overview, followed by a walkabout around the Character Area. A total of 15 residents participated across the 3 Character

Area events. The identified Character Areas can be seen in Figure 4 Character Areas on the following page.

- 9.1.5 Chapter 2 summarises the results of this assessment. It presents the collected information using maps of the area, an area overview table, the asset and routes maps, key features of the area, and main views and vistas. Pictures and photographs are provided to clarify the features described in each subsection. Key recommendations for Neighbourhood Plan Policies, key design principles for proposed developments, and proposals for community interventions that could improve the existing character of the area are presented at the end of this Report.

How to Use this Report

- 9.1.6 This Report summarises the evidence necessary to develop a series of Neighbourhood Plan policies. Policies and justification text should refer directly to this report, to demonstrate the collection of robust evidence and to demonstrate the community importance of certain features and uses of the built environment.
- 9.1.7 The report will also set design principles and recommendations that developers should incorporate into the design of their proposed developments. The Local Planning Authority should consider such principles and recommendations when assessing planning applications, and request

modification too - or refuse - application where it has not been demonstrated that such principles have been taken adequately into consideration. The principles and recommendations section will be set for each Character Area and will be referenced in relevant Neighbourhood Plan policies.

- 9.1.8 This report can be used above and beyond the scope of a neighbourhood plan. Ideas and proposals for the improvement of the area will be listed in the report and can inform parish councils' Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.

General Overview of the Neighbourhood Area

Surrounding Landscape, Land Use and Natural Feature of the Neighbourhood Plan area

- According to the South Kesteven Landscape Character Assessment, the Neighbourhood Plan area is split between two distinct Landscape Character Areas: The Fen on the eastern side, and the Fen Margins on the western side.

9.1.9 The Fen Margins are defined as "a medium-scale, undulating, mixed farming landscape dissected by rivers Witham and East and West Glen". In this part of the Landscape Character Area, the enclosure is generally by hedgerows and line of mature trees, when present: in fact, the majority of fields are marked solely by ditches, allowing for open views over a very large-scale, flat landscape.

9.1.10 In terms of land use and habitat, "farming is the principal land use of the area, and the farms have some habitats important for wildlife including unimproved grasslands, hedges, streams, ponds and woodland copses". Freshwater habitats in the area include rivers and streams. Of particular note are the Tawny Owls are resident within the area, while Little Owls, Kestrels, and Barn Owls all breed locally. Wild deer range through the locality,

particularly in the more undulating and wooded countryside to the west of the area. Pheasants also abound in this area; which hosts many shooting parties in the season.

9.1.11 The Fen is defined in the report as the area between the Car Dyke and the South Forty Foot Drain. It is a complex landscape originated by human-made draining of marshes, swamps and bogs over the last 2,000 years, but with most land drained during the last 150 years. The South Kesteven Landscape Character Assessment defines it as "a large-scale, flat, open landscape with extensive vistas to level horizons and huge skies. A hierarchy of rivers, drains and ditches provides a strong influence throughout the area. Embanked rivers and roddons create local enclosure and elevation. Woodland cover is sparse".

9.1.12 The Fen is "predominantly cultivated with little natural or semi-natural habitat remaining. Rich soils and varied intensive agricultural use emphasise the scale and geometry of the land and produce strong seasonal colour changes within the landscape. The woodland cover is very sparse with the majority of trees found lining roads and villages and shelterbelts. Marshes, swamps and fens add a

distinct character to the area and provide outstanding habitats such as swamps, fen meadow and neutral and improved grasslands".

- 9.1.13 The presence of peat in the Fen and Fen Margins areas makes the land particularly fertile, and the majority of the Neighbourhood Plan area is classified as Grade 2 agricultural Land. Due to agricultural use and the effect of the wind, the fen peat is currently subsiding, which means that a complex drainage system (operated by electric pumps) is vital in keeping the land dry.

Topography and Hydrography

- 9.1.14 Altitude of the Neighbourhood Area decreases moving eastward from the uplands in the central part of South Kesteven District towards the Fen area, declining dramatically west of the B1177. The rising land at the margins of the Fen permits views across the landscape eastward.
- 9.1.15 Due to its nature of reclaimed land, the area of the Fen is almost completely zoned as Flood Risk Zone 3 or 2, while the surroundings of Rippingale is outside either of these two flood zones. The Old Beck river, south of Rippingale, is bordered by Flood Zone 3.

- 9.1.16 Flood Risk from surface water is consistent in Rippingale, in particular along the Station Street in.

Human Settlements

- 9.1.17 The Neighbourhood Plan Area hosts Rippingale. The village can be approached from four directions, from the west by two roads leading from the main A15 Bourne to Sleaford road, and from the east and south each by roads leading from the B1177.
- 9.1.18 All these approaches lead to the centre of the village, with no through route suitable for regular heavy traffic. The roads are all bounded by ash or lime trees with some oaks and chestnuts and are free of development until well into the boundaries of the village.
- 9.1.19 A number of lanes (droves) lead into the Fen, perpendicular to the Forty Foot Drain, eventually reaching the Drain. Agricultural buildings are located around the droves and are accessible through them.
- 9.1.20 All the internal roads built before 1980 are referred to as "Streets", but roads constructed after this date, to service new residential developments, have rather fewer utilitarian names. Although all the main roads in the village follow the tradition of pavements on one side only, provision of modern utilities on

new developments has seen the demise of this pattern, in favour of modern pavements and drainage gullies.

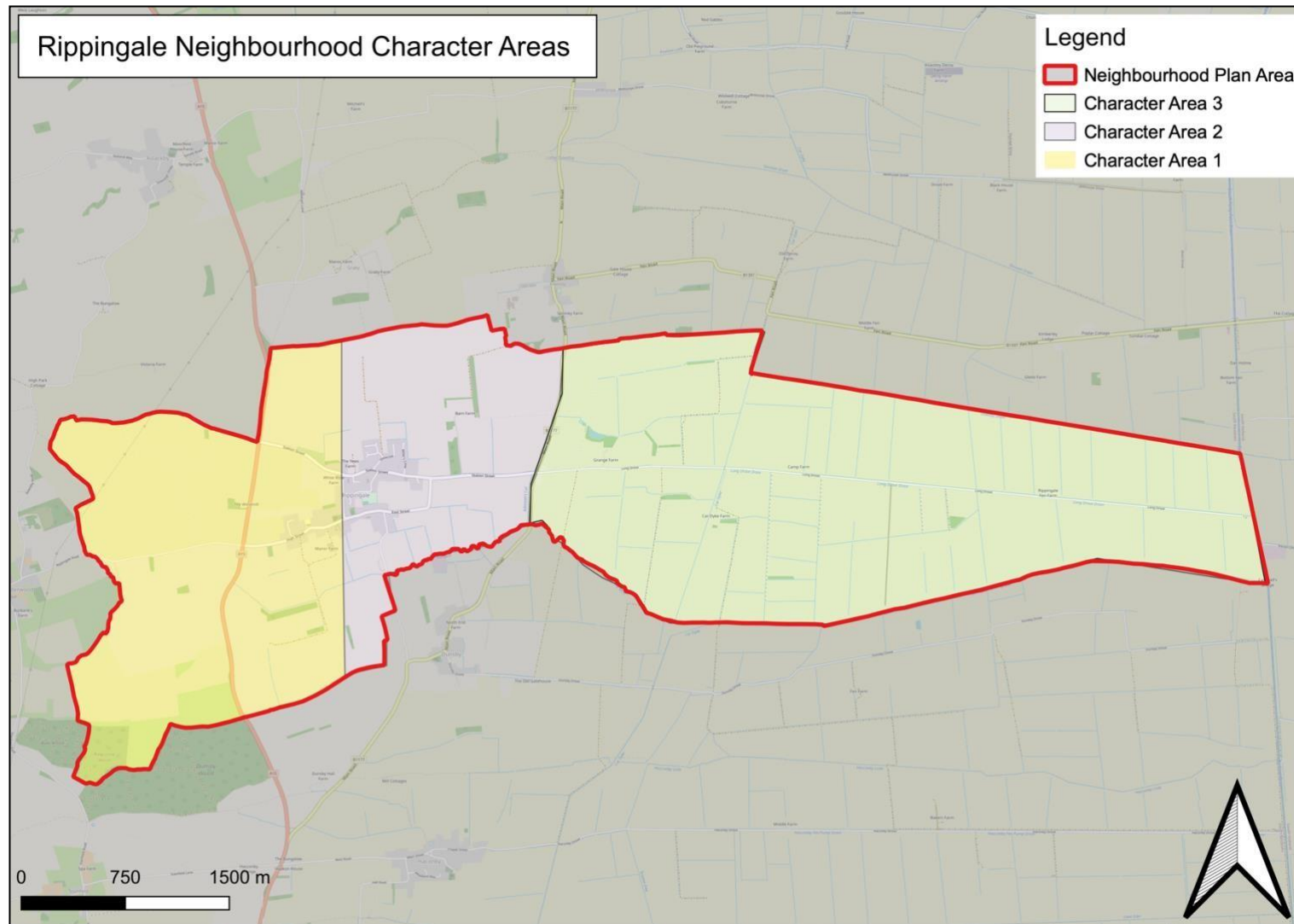


Figure 1 Character Areas of Rippingale

10 Character Area 1: Rippingale; West of Middle Street

10.1.1 Middle Street, Station Street from Middle Street to A15, A15 from Station Street to High Street, High Street

10.2 Overview Table of Character Area 1

Age	This neighbourhood area contains the bulk of the ancient village (dating originally from Roman times) with some buildings, including the church, as old as the 13th century. This is a large part of the centre of the village with much community activity occurring around the pub and church.
Land Use	The land use is mainly residential and agricultural. There are some commercial businesses - light industrial (scrap yard and car repair); retail (pub, car sales); and home-based businesses.
Layout Types	<p>The area contains mainly medium to low-density housing. Many of these houses are more than 100 years old, with a few built since 1950. They are mostly detached, set back from the roads, with large gardens. The houses are generally arranged sporadically along or near both sides of the High Street. There is only one small estate, comprising no more than 12 houses arranged in a cul-de-sac off the High Street. Most of the other newer houses are infill. All the newer homes have large gardens.</p> <p>The West side of Middle Street contains a row of council houses (some of which are now privately owned) dating back to the 1930s, which also have large gardens.</p>
Key Natural Features	<p>This neighbourhood area is situated on the first hill from the fens and is the highest point of the village. This allows panoramic views into the village and from the village toward agricultural lands and woodlands, particularly to the South and West as far as the Kesteven Hills.</p> <p>There are two approaches by road into this area from the A15. The main approach is bordered on both sides by very old lime trees. The more northern approach road is bounded on its southern side by a stream which flows for the full length of the village and is crossed by a variety of small bridges. Trees of various types are a major feature of the whole of this area.</p>

Open Spaces		The area is mainly agricultural farmland, but within the village, the only open spaces are the allotments, cemetery, churchyard and Village Green.
Services Facilities	and	The public house/restaurant which also provides accommodation and hosts a Post Office open four and a half days per week; car repairs/servicing; church.
Landmarks		The Bull Inn; Church; and war memorial

Figure 2 Overview Table Character Area 1

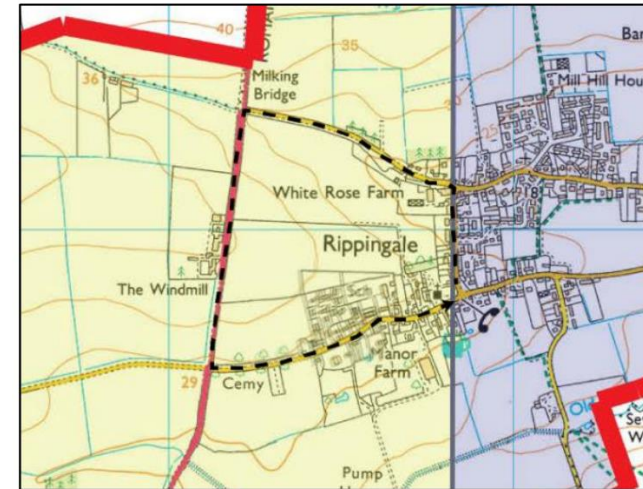
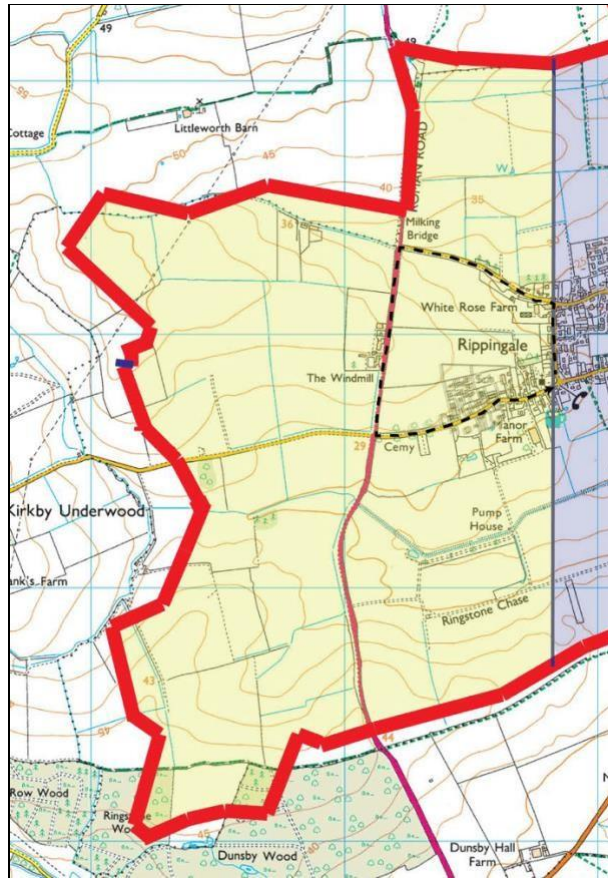


Figure 3 Character Area 1 and Itinerary of the Walkabout

10.3 Results of the Walkabout

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
Middle Street (both sides)	<p>A Road at the centre of the village with downward gradient south to north.</p> <p>Middle Street is a short straight road with a two-lane tarmac carriageway bordered by 2-metre pavements on the west side. [NP01]</p> <p>The road is residential, and the main access to the centre of the village hence attracts many cars and some heavy vehicles requiring access to farms. There is a bus stop outside the Church, and waste bins at intervals.</p> <p>Many trees line the road, mainly at the southern</p>	<p>The Village Green lies at the southern end of Middle Street. It is a small, level, grassed area, with several large, very old lime trees. The area is open on both sides to Middle Street and East Street, the other two sides being bordered by houses. [NP02]</p> <p>The Green is an attractive centre to the village and, although small, attracts wildlife, mainly birds.</p> <p>It also contains a Grade II medieval stone cross. [NP03]</p>	<p>The road is mainly residential with a farm at the Northern end. There is a mixture of newer houses (post-1950) and old houses - some at the northern end are several hundred years old. Many of the newer ones are detached, whilst the older ones are semis or terraced.</p> <p>The houses are mainly set back from the road with small front gardens, apart from the listed cottages, which border the pavement. Most of the houses have large back gardens. [NP11]</p> <p>Windows are generally wooden-framed with plain</p>	<p>White Rose Farm and the cottages at 37 Middle street are listed buildings. [NP12]</p> <p>At the southern end, the Church, War Memorial, [NP13] and the medieval stone cross are also listed monuments.</p>	<p>It is important that the character of Middle Street is maintained with development limited to infill and improvement of existing properties.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	end near the Village Green.	Being small, the area has no regular community function but is used for occasional events such as the Village Feast.	glass. Older houses have sash windows. Some modern houses have PVC window frames with plain glass. Most of the windows are relatively small. Roofs vary from pantiles on the older buildings to slate or concrete tiles on the later ones.		
Station Street from Middle Street to A15	<p>The western part of the road crossing the village west to east, presenting a gradual, downward slope in that direction.</p> <p>This part of the road is mainly through agricultural land, slightly winding westwards to the A15. There is some residential housing to the eastern end, all on the</p>	Village allotments occupy a large area to the north of Station street. The area is part of a large field owned by the Parish Council and rented in plots to village residents. The rest of the field is rented to a local farmer. The area is on sloping ground with views of the village and	<p>There are two very old houses both set back from the road with large back gardens. There are several houses, recently built, in a modern style, set back in small cul-de-sacs entered by common driveways.</p> <p>Most of the windows are plain glass in PVC frames, although several are in</p>	<p>There are attractive views to the north and east, both into and out of the village. [NP15]</p> <p>Opposite the end of Middle Street is a signpost which is of historical interest and is maintained by the Parish Council. [NP14]</p>	Serious damage to verges occurs on this stretch of road due to inadequate passing places. Improvement of these would enhance this attractive approach to the village.

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>northern side of the road. [NP04]</p> <p>The road is single tarmac carriageway bordered by grass verges. This road provides an attractive rural approach to the village, being lined with large old trees and hedges. A stream runs the full length of the road on the southern side. Whereas the road is not a main entrance to the village, it is often used by traffic cutting through from the A15 to the B1177. [NP05]</p> <p>This is not a public transport route, and there is no street furniture.</p> <p>It is used by cyclists and walkers.</p>	<p>surrounding countryside.</p> <p>The area is also used for occasional community events. [NP06]</p>	<p>designs which blend with the older properties.</p> <p>Roof tiles vary with pantiles and slate.</p>		

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	The village allotments border the northern side of the road.				
A15 from Station Street to High Street	<p>A short length of a major highway on sloping ground, including a small hill.</p> <p>This is a major two-lane road passing through agricultural land rising to a crest halfway along the length in question. It is bordered by grass verges on both sides and lined with trees and hedges. [NP07]</p> <p>There is a small commercial development and a few houses clustered together on the hilltop.</p> <p>There are no bus stops, and the only street</p>	No public open spaces	<p>The only houses are at the crest of the hill. There are three houses, one very new large detached house set back from the road in a very large garden. The other two older, but modern, houses are part of two medium-sized commercial premises. These are all on the western side of the road.</p> <p>The commercial buildings consist of a car dealership verging the road, and a vehicle scrap yard, which is hidden from the road by trees and hedges. [NP16]</p>	<p>The area westward to the Parish boundary is totally agricultural land. However, the road from the A15 Westward to the Parish boundary provides beautiful open views of the village, dominated by the Church tower. [NP17]</p> <p>A limestone and iron milestone on the Eastern side of the road is a listed monument.</p>	Further development of industrial buildings along this road should not be permitted to avoid damaging the environment.

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	furniture consists of signposts at each end of the stretch of road and a milestone on the southern side of the road, which is a listed monument. [NP08]				
High Street	<p>A straight piece of road from the A15 to the centre of the village on a slight downward gradient from west to east.</p> <p>This is a mainly residential street with two commercial premises. It is a two-lane tarmac road providing the main entrance to the village from the A15. From the village boundary it is bordered by 2-metre-wide pavements to the north side but only short stretches of pavement on</p>	<p>Village Cemetery on the south side of High Street just outside the village boundary. It consists of an open grass area surrounded by trees, with open views southwards across agricultural land.</p> <p>The public house has large grounds which are used for community events throughout the summer.</p>	<p>This is the oldest part of the village with older houses that are mainly detached, set back from the road. [NP09]</p> <p>On the south side, entering the village is Ringstone House - The Old Rectory, a Grade II listed building. On the north side is a close (Wendover) of 13 newer properties in stone and red brick.</p> <p>The rest of High Street is lined with mainly old houses, detached with large gardens. There are</p>	<p>Panoramic views across open countryside can be seen from properties on the southern side of the High Street and properties facing west on Wendover Close.</p> <p>There is an outstanding view when travelling from the village towards Kirkby Underwood.</p> <p>Attractive views of the west side of the village can be seen from the Kirkby Underwood</p>	<p>It is important that the character of High Street is maintained with development limited to infill and improvement of existing properties.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>the south side. Being the main entrance to the village the road is quite busy with residential traffic and some commercial traffic, including occasional heavy lorries. [NP09]</p> <p>The western half of the road, from the A15 to the village boundary, is bordered by grass verges on the south side and a narrow path on the north side. It is also lined on both sides by very old lime trees which create a very attractive approach to the village. [NP10]</p>		<p>some newer houses and a few of recent construction. On the north side is the old school which is now used as offices for an agricultural business.</p> <p>Two farms are using the land to the south of East Street for agricultural purposes and keeping horses.</p> <p>Most of the older houses are of red brick construction with some over 100 years old having been rendered and painted white.</p> <p>There is a mixture of roof styles including pantiles, slate and concrete.</p> <p>Window frames are mainly of wood in the older buildings, but in the modern houses, they are</p>	<p>road between the A15 and the western boundary of the Parish. [NP19]</p> <p>At the eastern end of High Street is the 13th century Church and Churchyard.</p> <p>Immediately opposite the Church is a public house - a centre for many village events. [NP18]</p> <p>Ringstone House is the Old Rectory and a Grade II listed building, named after the now-demolished Ringstone Hall which existed in fields South of the High Street.</p> <p>The Manor House is a large property in its grounds next to the</p>	

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
			mainly of PVC. Almost all have plain glass. Many older houses have curved brick arched above the lintels.	Church. The house and its barn have links to the originator of the Archers radio programme.	











NP16 Commercial Buildings on A15



NP17 Rippingale from Kirkby Underwood Road



NP18 The Bull Inn



NP19 Manor House

10.4 Considerations for development proposals in Character Area 1

Siting, Layout, Streetscaping, Building line

- 10.4.1 Generally, any new residential developments should be on infill sites within the existing frontage, arranged linearly along the High Street, Middle Street or Station Street.
- 10.4.2 Residential development proposals should be set back from the road, presenting generally small front gardens, and more extensive back gardens. A few terraced houses in Middle Street present no front garden and face directly on to the pavement. The pavement tends to be on one side of the road, with a drainage gully on the other side.
- 10.4.3 Older parts of the village have sodium street lighting, generally attached to poles, which provides an adequate level of lighting at night whilst still allowing for beautiful views of the night sky.

Density, scale, form and massing

- 10.4.4 Residential development should mostly be composed of detached properties, with a limited number of semi-detached and terraced buildings. Density should be medium to low, presenting large plots with buildings sitting comfortably within them.

- 10.4.5 Residential development should be maximum 2 storeys high, although the area presents a high proportion of bungalows in certain locations.

- 10.4.6 Buildings display a variety of roof styles, mostly gable and hip roofs. Dormers are not particularly typical of this part of the village.

External appearance: fenestration, materials, and detailing

- 10.4.7 The predominant material is red brick, although some buildings are made of stone. Rendered and painted brickwork (white) are traditional as well.
- 10.4.8 The majority of houses have wood-framed or PVC windows,
- 10.4.9 with the older properties having sash windows, mostly white coloured. Many older houses have curved brick arched above the lintels. Roofs are normally covered with pantiles, slate or concrete tiles.

Boundary Treatment and Landscaping

- 10.4.10 Hedgerows, low walls (stone or brick), and railings represent the traditional boundary

treatment. Existing mature trees, especially those lining the main access roads to Rippingale, should

be protected. Streams, drainage gullies and small bridges lining main roads should be preserved.

11 Character Area 2: Rippingale; East of Middle Street to B1177

11.1.1 Station Road from Middle Street to B1177, Goldfinches Estate, Dovecote, Pinfold Close, East Street, Doctor's Lane.

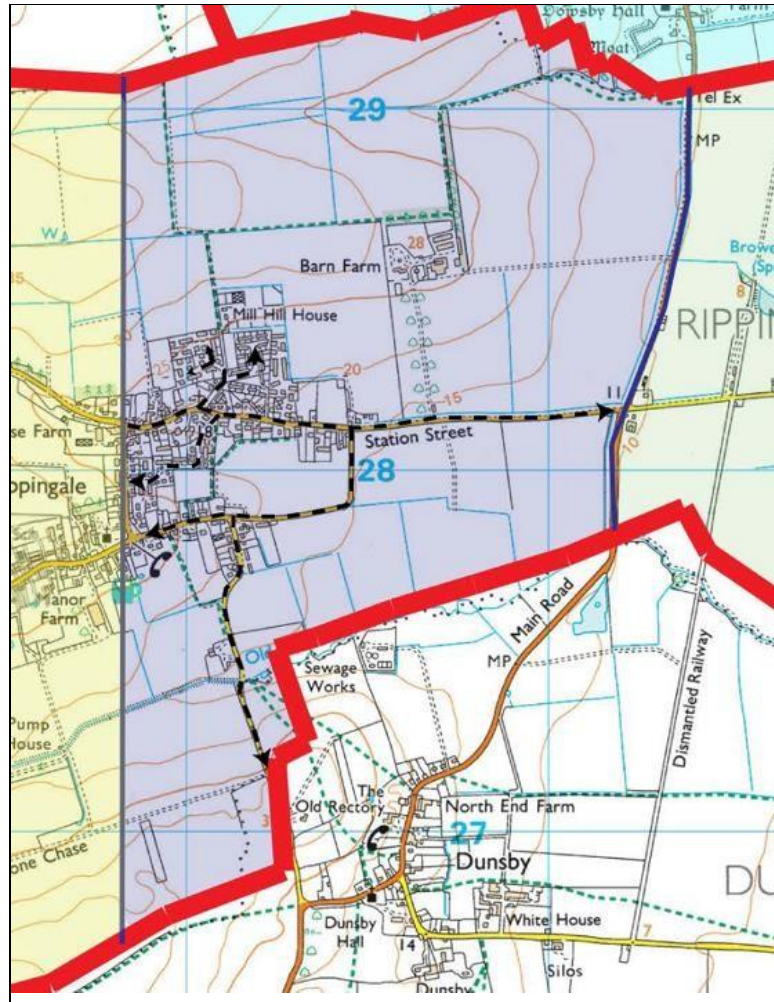
11.2 Overview Table of Character Area 2

Age	The bulk of this area consists mainly of post-war development, and so contains mainly modern buildings with just a few older houses and buildings linked originally to farms and other businesses.
Land Use	The land use is mainly residential and agricultural. There are some commercial businesses, mainly home-based. There is a large old peoples' home, plus two farms.
Layout Types	<p>The area contains a mixture of older and newer houses, mainly of medium density. The majority of the housing in this area was built since the 1950s and laid out as small estates of 30/40 houses.</p> <p>One older development contains semi-detached and terraced houses, while the more recent developments are mainly of larger detached houses and bungalows. The older estates have large front and back gardens, whereas more recent estates have small gardens at the back and front. One older development is built mainly around an open grass area, while the newer estates have no open common areas. Other houses are situated sporadically along the roads; they are mostly modern development, interspersed with very old properties and built on infill sites between them.</p> <p>The whole area is surrounded by agricultural land.</p>
Key Natural Features	<p>Trees are one of the main natural features of this area, particularly those lining the approaches to the village via Station Street and Doctor's Lane.</p> <p>The area lies on gradually sloping land from the fen to the Church. This provides panoramic views over the fens from many parts of the area.</p> <p>A beck runs along the southern boundary and crosses Doctor's Lane, from where one obtains an excellent view of the whole village.</p>

	<p>A stream runs the full length of Station Street and is crossed by several small bridges.</p> <p>An ancient "Pinfold" is situated on Station Street - used, in the past, to collect stray farm animals.</p>
Open Spaces	<p>The area is mainly agricultural farmland, but has several open spaces:</p> <ul style="list-style-type: none"> • the Village Green; • The Jubilee Playing Field, with sports facilities and children's play equipment; • the Village Hall; it occupies an area off Station Street with a car park area which can be used for community events; • many footpaths connecting all areas of the village and giving access to the countryside, particularly from Doctor's Lane.
Services and Facilities	<p>Village Hall - centre for community events.</p> <p>The Willows residential home.</p> <p>Private businesses, e.g.:</p> <ul style="list-style-type: none"> • Saddlery; • Textile sales; • Garden services.
Landmarks	<p>The Village Green.</p> <p>Market/Butter Cross post.</p> <p>Village Hall</p> <p>Playing Field</p>

Figure 4 Character Area 2 and Itinerary of the Walkabout

Figure 5 Character Area 2 and Itinerary of the Walkabout



11.3 Results of the Walkabout

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
Station Street (From Middle Street B1177) to	<p>The western part of the road has been described in Area 1. The rest of the road slopes downwards, and winds slightly in an easterly direction to the B1177.</p> <p>Station Street leads eventually to the now unused Rippingale railway station. A natural watercourse follows the line of the street, which was originally named Water Street. An open stream borders the road at its upper end, running underground in a constructed culvert at its lower end. The small bridges, over the stream, leading to houses at the upper end of the street add</p>	<p>The Pinfold is a small grass area surrounded by a stone wall. It is situated at the junction of Station Street and Dovecote Lane. This is of historical significance as it was used to keep stray farm animals before being returned to their owners.</p>	<p>The buildings are residential except for the farm at the eastern end. They are a mixture of very old, post-war, and modern properties, mainly larger detached and privately owned. There is one row of terraced houses, and a row of semis, most of which are Council owned. [NP24]</p> <p>The houses are generally of low/ medium density, set back from the road with large gardens, the front gardens being either fenced or surrounded by hedges. There are several examples of the use of Ancaster railings. [NP25]</p> <p>The majority of the houses are of red brick, with the very old</p>	<p>There are open views to the south of the playing field towards the Fens, with houses at the eastern end of the road enjoying similar views.</p> <p>The Village Hall lies on the southern side of Station Street. A large hall with a car park, it provides a centre for many community activities. [NP26]</p>	<p>There is no protection for people waiting at the bus stop. A bus shelter built to fit in with surrounding buildings would be beneficial.</p> <p>There is room for a small number of houses to be built on infill sites at the eastern end of Station Street within the current building line.</p> <p>Improve the footpath from</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>considerably to its attraction. [NP20]</p> <p>Beyond the building line, at the village boundary, the road is bounded by grass verges and many old trees on both sides, creating an attractive approach to the village. [NP21]</p> <p>The road is mainly residential, with one farm and a residential home. The street furniture is modern, and there is one bus stop. However, there are very limited bus services to Bourne and Grantham. The road is lined with narrow pavements on its north side and grass verges on the south side.</p> <p>The road has a moderate amount of traffic, mainly residents, but also heavy farming vehicles and</p>		<p>houses being rendered and painted white.</p> <p>Roof styles vary, but pantiles predominate. Windows are generally medium-sized, of plain glass, with wooden or PVC frames.</p> <p>There is a cul-de-sac on the north side, with approximately 20 modern detached houses in light coloured brick. They have an open plan layout, very small front gardens and small gardens to the rear.</p>		<p>village boundary to B1177.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>through traffic from the A15 to the B1177.</p> <p>There are two footpaths to the Jubilee Playing Field, one from the entrance to Pinfold Close and the other from the Village Hall.</p>				
Goldfinches Estate	<p>A small estate of 30 houses lies to the north of Station Street and approached by Dovecote Lane from Station Street. The estate is on high ground.</p> <p>The wholly residential area consisting of 2 cul-de-sacs of modern houses. The roads are tarmac estate roads used mainly by residents. The roads have pavements on both sides.</p> <p>There are public footpaths to Graby and Dowsby both starting on Grinders Lane</p>	None	<p>This estate is 18 years old and consists of modern detached houses and bungalows. The housing is of medium density, all with medium-sized rear gardens. Most of the front gardens are small and open plan. There are small grassed common areas, more for aesthetic value than community use.</p> <p>All the houses are constructed in light coloured brick, with roofs of a small pantile design. Window frames are in white PVC with a variety of glazing</p>	<p>There are open views across the fields towards Graby from houses at the northern edge of the estate.</p> <p>There are elevated views over the village from points along the footpath to Graby. [NP27]</p>	<p>There is room for a few houses as a small extension to this estate to the north and west, but it would be little more than infill development.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	on the eastern side of the estate. These are well-used by walkers requiring access to the countryside.		styles from plain glass to squared leads.		
Dovecote	<p>A small estate of about 50 houses lying to the north of Station Street and approached by Dovecote Lane from Station Street. Lying to the east of Goldfinches Estate, the estate is on high ground.</p> <p>The wholly residential area lies along a cul-de-sac which widens at its southern end to surround an open area. The road is a narrow two-lane single carriageway, used mainly by residents and it has pavements on both sides. [NP22]</p>	Small part-grassed and a part-surfaced area which acts as a car park and recreation area.	<p>This is a small estate of semi-detached houses and bungalows built in the 1950s. It was originally wholly council owned, but now many of the properties are privately owned. The housing is of medium density with small fenced front gardens and large rear gardens.</p> <p>The houses are rendered and painted in various light colours, but mainly cream. Most of the old wooden windows have been replaced by PVC frames and glazed in plain glass. Roofs are covered in concrete tiles.</p> <p>The bungalows are mainly council-owned and provide</p>	None	

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
			accommodation for old people. They are constructed in rustic brick, windows and roof tiles being similar to those of the houses		
Pinfold Close	<p>A small estate of about 30 houses lying to the south of Station Street and approached from Station Street or Middle Street. The estate is on a downward slope between Middle Street and Station Street.</p> <p>The wholly residential area lying along a tarmac estate road. The road is used mainly by residents and those requiring access to the Jubilee Playing Field. The road has pavements on both sides.</p> <p>The Jubilee Playing Field lies on the southern side of</p>	<p>The Jubilee Playing Field is a large grassed area with facilities for a variety of sports and an area of play equipment for young children. A fenced area with all-weather surface provides for tennis, basketball etc.</p> <p>Temporary buildings provide toilets and changing rooms.</p>	<p>A small estate of modern bungalows and a few modern houses. The houses are medium sized and detached, well-spaced, with medium-sized front and rear gardens.</p> <p>The bungalows are of varying sizes with gardens of similar size to the houses. Front gardens vary from being walled or fenced, to open plan.</p> <p>All the properties are of brick construction. The newer part of the estate is built in light-coloured brick, whilst the older part is in rustic brick. Roofs are covered with pantiles.</p>	The Jubilee Playing Field	Provision for car-parking at the playing field.

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	the road, between Pinfold Close and East Street.	It is lined by houses on both sides. [NP23]	Windows are mainly of PVC with plain glass.		
East Street	<p>A tarmac road with a downward gradient from west to east, providing extensive views across the Fens.</p> <p>The road is single carriageway with two lanes, narrow in places, especially at the eastern end. The southern side is bordered with grass verges whilst the northern side has 1 metre wide pavements to the end of the houses. The eastern end of the road is bordered by grass verges on both sides.</p> <p>East Street is mainly residential with several small businesses, all but two operating from private</p>	<p>The only public open spaces are the Village Green (already described under "Middle Street") and a grass area in front of council old-peoples' bungalows. The latter has no community use.</p>	<p>There is a mixture of old and new properties, the older properties being on the northern side of the road, most being pre-1950 with one or two very old properties such as the old saw mill. Many of these have large back gardens which border the southern side of the Jubilee Playing Field.</p> <p>All the houses have front gardens bordered by hedges or fences, some of which are Ancaster railings, which is a historical feature to be found throughout the village.</p> <p>The modern houses are mainly on the southern side of the road, with large gardens, and</p>	<p>From many parts of East Street are extensive views over the Fens. Furthermore, there are views across the open countryside towards Dunsby. [NP28].</p> <p>On the Village Green there is a stone column that is thought to date from the 13th Century, when Rippingale was granted a fair and a market. This lies on the East Street edge of the Green.</p>	<p>Developments should be restricted to infill and designed to blend with the immediate area.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>houses. The exceptions are a small wooden shop specialising in renovated furniture, and a large farm both of which are at the western end of East Street.</p> <p>The eastern end of East Street passes through agricultural land, the road being bordered by grass verges and hedges. There is a right-angle bend which takes the road northwards to meet Station Street. There are no properties on this part of East Street.</p> <p>The only street furniture consists of road signs and waste bins.</p> <p>The traffic is mainly for residential access, but there is some commercial, and agricultural traffic. The road is popular with walkers and</p>		<p>include several council-owned old people's bungalows.</p> <p>The older houses are mainly of red brick or rendered, but some of the more recent properties have lighter coloured bricks.</p> <p>Roofs are mainly pantiles with some slate.</p>		

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>cyclists. This is not a bus route.</p> <p>There are two footpaths, regularly used, to the Jubilee playing field and Doctor's Lane.</p>				
Doctor's Lane	<p>A winding narrow tarmac road is running southwards from East Street to the Parish boundary beyond The Old Beck.</p> <p>The road is residential leading to agricultural land beyond the housing, where it narrows from two lanes to one. The road then slopes down to the bridge at the Old Beck and rises steeply to the Parish boundary. The road is bordered by grass verges on both sides. Beyond the Old Beck, the</p>	None	<p>All the buildings are houses and bungalows of modern design, mostly detached and with large gardens. The front gardens are a mixture of open-plan layout and gardens bordered by hedges. The Old Doctor's House, a large old property with stables in its large grounds, is located close to the Old Beck.</p> <p>The houses are built in light-coloured bricks, with various styles of concrete roof tiles and some pantiles.</p> <p>Window frames are mainly of modern design in PVC but</p>	<p>From the northern end of the road are extensive views to Dunsby and across the Fens to Spalding. From the hill beyond the Old Beck one gets the best view of the village to the north [NP29] and panoramic views to Spalding to the East.</p> <p>The Old Doctor's House, from which the road gets its name, is a feature</p>	Any further development should be located on infill sites, within the current building line and blend with the newer properties.

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
	<p>road is lined on both sides by old trees.</p> <p>There are several footpaths, regularly used, to parts of the village and Dunsby.</p> <p>This road is popular with both walkers and cyclists. It is used as an approach to the village, popular with residents. Hence the road is used by a small number of private cars, and heavy farming vehicles, but little commercial traffic.</p>		<p>several in dark stained wood. Most are glazed with plain glass, but one or two have leaded inserts.</p>	<p>of the road being the original village doctor's home and surgery. Whilst not a listed building, it is of historical interest to the village. [NP30]</p>	







11.4 Considerations for development proposals in Character Area 2

Siting, Layout, Streetscaping, Building line

- 11.4.1 New residential developments should be on infill sites within the existing frontages, arranged in a linear fashion along the main streets of the area or around new cul-de-sacs. Some estates in the area have an open plan layout, with small front and rear gardens and virtually no boundary treatments.
- 11.4.2 Residential development proposals should be set back from the road, presenting front gardens and driveways, and larger back gardens.
- 11.4.3 Pavements tend to be on one side of the main roads but on both sides of the road in more modern estates. Main streets are lined on both sides by mature trees that are particularly important to protect the character of the settlement.

Density, scale, form and massing

- 11.4.4 The majority of residential development should be composed of detached properties, with a limited number of semi-detached and terraced buildings. Density should be medium to low, presenting large plots with buildings sitting comfortably within them.

- 11.4.5 Residential development should be maximum 2 storeys high, although the area includes a high rate of bungalows in certain locations. Larger properties include double garages.

- 11.4.6 Buildings disclose a variety of roof styles, including gable and hip-and-valleys. Dormers are typical of larger detached properties.

External appearance: fenestration, materials, and detailing

- 11.4.7 The predominant material is red bricks, although some buildings are made of buff to orange bricks. Rendered (cream) and painted brickwork (white) are traditional as well.
- 11.4.8 The majority of houses have wood-framed or PVC windows, with the older properties disclosing sash windows, mostly white coloured. Many older houses have curved brick arches above the lintels.
- 11.4.9 Roofs are normally covered with pantiles, slate or concrete tiles.

. Boundary Treatment and Landscaping

11.4.10 Hedgerows, railings and fences represent the traditional boundary treatment. Existing mature trees, especially those lining the main streets,

should be protected. Streams, drainage gullies and small bridges lining main roads should be preserved.

12 Character Area 3: Rippingale Fen; B1177 to South Forty Foot Drain

12.1.1 Long Drove Road and surrounding area, B1177 toward Dunsby

12.2 Overview Table of Character Area 3

Age	This area is mostly made of ancient fenland all of which is farmed. The eastern boundary is South Forty Foot Drain- and there are two ancient settlements close to Car Dyke, a Roman construction. There is a 19th Century station house and several farms.
Land Use	Agricultural - mainly arable. Residential - low density isolated. Walking, cycling and shooting.
Layout Types	Fields with isolated settlements, along a single road, and farm tracks. Former railway line crosses the area and allows some access to walkers.
Key Natural Features	A small reservoir behind Grange Farm Dykes and areas of woodland Browell Head Spring Diverse wildlife - birds, bats, foxes etc. Conservation - owl boxes.
Open Spaces	No public open spaces but road used by walkers, dog walkers and cyclists. However, there is open space as far as the eye can see. This is flat cultivated land, with sparse woodland that stands out as a result, and is the home of many wildlife species including barn, tawny and little owls, corvids, gulls, buzzards, sparrow hawks, egrets, kingfishers, migrating geese and, most recently, red kites.

Services and Facilities	Services provided by the various farms.
Landmarks	Station House - which retains part of the old railway line and other railway buildings. Grange Farm House. Forty Foot Dyke.

Figure 6 Overview Table Character Area 3

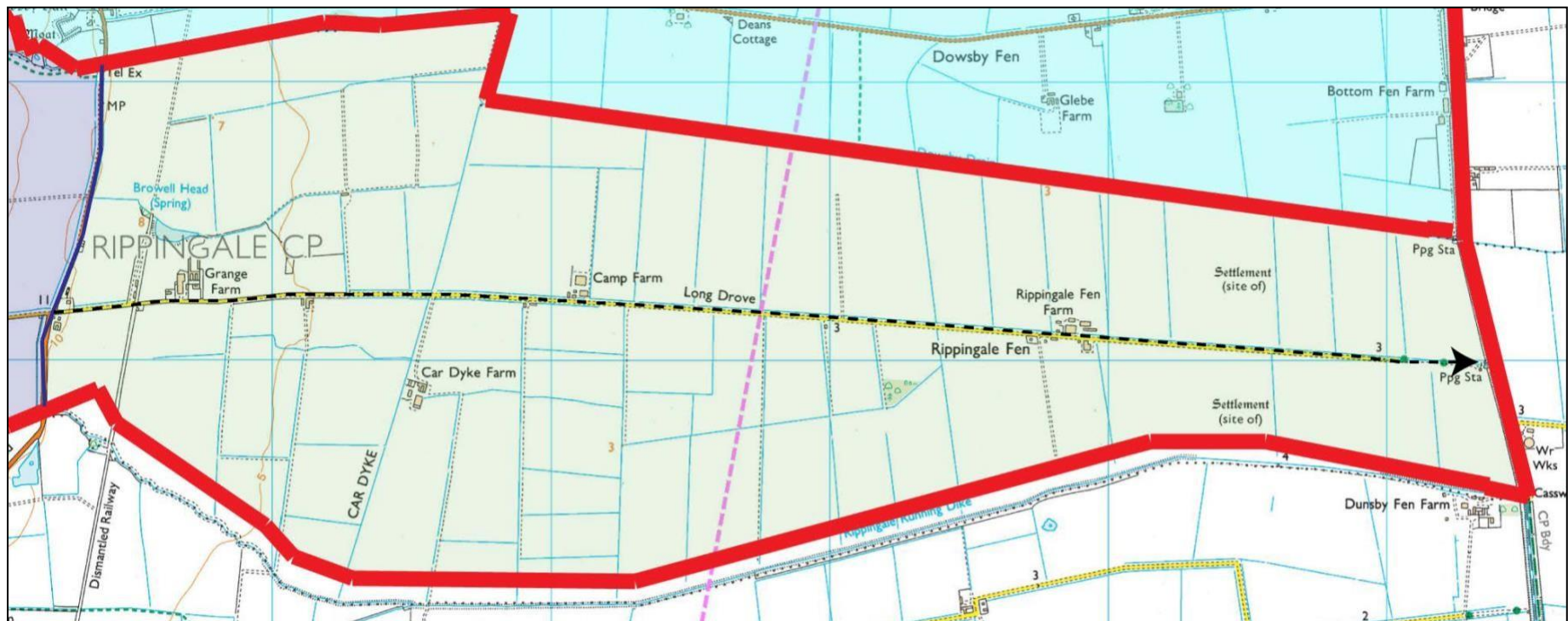


Figure 7 Character Area 3 and Itinerary of the Walkabout

12.3 Results of the Walkabout

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
<p>Fen Road</p> <p>B1177 to Great Dyke (South Forty Foot Drain)</p>	<p>A flat road across the fens, through arable farmland.</p> <p>There are some small areas of woodland and farm tracks.</p> <p>The area is totally agricultural land with isolated houses and farm buildings scattered along its length. The road is of tarmac in poor condition, very narrow with only one lane and some passing places. The road ends at the eastern boundary of the Parish at the Great Dyke and is used mainly by farm traffic and vehicles requiring access. [NP31]</p> <p>There are no public footpaths in the area, but it is crossed by a disused railway line and Carr Dyke (an ancient Roman waterway). However, the road is used by walkers and cyclists who can gain access to the Western bank of Great Dyke. [NP32]</p>	<p>No public open spaces</p>	<p>There is one modern detached house at the junction with the B1177. This is a large property with a medium-sized garden. There are several old farm cottages mainly of red brick, and two semi-detached houses built in the 1930s. There are two farmhouses built in the 19th century, both of red brick construction.</p> <p>The 19th-century station and some associated buildings are situated where the old railway line crosses Fen Road. This is now a residential property. [NP33]</p>	<p>As this is open farmland, there are extensive views across the Fens from all points. [NP32]</p> <p>The site of an ancient settlement lies close to Great Dyke in fields on both sides of Fen Road. This is a scheduled site.</p>	<p>The old railway line is currently closed and could be opened for walkers. Possible cycle path. Improve response to fly-tipping.</p>

Street	Topography and Street Scene	Open Spaces	Buildings	Views, Vistas and Landmarks	Improvement and Development Ideas
B1177 from Station Street to Dowsby Parish boundary	<p>A flat road through arable farmland.</p> <p>A busy main road, single carriageway with two lanes. It is bordered by grass verges and drainage dykes. Buses from Bourne and Rippingale use this road to Grantham via Billingborough.</p> <p>The area is farmland with one modern house and one old cottage along its length.</p> <p>A milestone situated on the south side of the road is a listed monument.</p> <p>A public footpath from the Dowsby boundary leads to Graby and Grinders Lane in Rippingale.</p>	No public open spaces.	No particular building.	No particular views, vista or landmark.	The possible redevelopment of the Little Dowsby site as mentioned in the 2-17 Survey could be considered.



12.4 Considerations for development proposals in Character Area 3

Siting, Layout, Streetscaping, Building line

- 12.4.1 Isolated, detached buildings and agricultural buildings comfortably sitting in very large plots off Fen Road are typical of this part of the Parish.
- 12.4.2 Fen Road is bordered by mature trees and hedgerows. The tract where hedgerows are not present allows large views over the surrounding countryside.

Density, scale, form and massing

- 12.4.3 Predominately large, 2-storey buildings with gable roofs. Residential properties are mostly detached and semi-detached properties. Old farm cottages are typical of the area.

External appearance: fenestration, materials, and detailing

- 12.4.4 The predominant material is red bricks, with roofs covered in pantiles. Agricultural building is covered in concrete tiles or metal roofs. Most residential properties present wood-framed or PVC windows.

. Boundary Treatment and Landscaping

- 12.4.5 Hedgerows and fences represent the traditional boundary treatment. Existing mature trees, especially those lining the main streets, should be protected. Streams, drainage gullies and small bridges lining main roads should be preserved.

12.4.6 Facades present simple door and window openings and a large proportion of solid masonry; picture windows are not typical of the village.

12.4.7 Roofs are normally covered in orange pantiles or slate, either Collyweston tile or Welsh tile or concrete tiles.

. Boundary Treatment and Landscaping

12.4.8 Hedgerows, short brick walls and fences represent the traditional boundary treatment. Existing mature trees, especially those lining the main streets, should be protected.

13 Recommendation for Neighbourhood Plan Policies

Residential Development Management Policy

13.1.1 The Neighbourhood Plan can include policies setting out provisions regarding general location, size, type, density, class use, etc., of residential development, as well as any other form of development requiring planning permission.

13.1.2 Based on the layout and structure Rippingale's urban settlement, it is suggested that future residential development should be limited to infill development within the main built-up area of the settlement, either on brownfield sites or within a substantially built-up frontage, in accordance with Policy SP3 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020). The Neighbourhood Plan should define the main built-up areas of the village based on the existing built form.

13.1.3 To manage development proposals at the edge of the main built-up area, the Neighbourhood Plan may include a policy adding details to Policy SP4 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020), particularly regarding requirements to a) demonstrate community support for the application; b) determine

what are the local housing needs and what types of dwelling would address these needs, especially in terms of affordable accommodation (for a definition of affordable housing, please refer to the National Planning Policy Framework); c) determine what the essential infrastructures development proposals should present to be considered acceptable.

13.1.4 Depending on the local housing need, the Neighbourhood Plan may include policies supporting specific types of affordable housing to meet specific needs (e.g. older population, younger families, etc.), in accordance with Policies SP4 and H2 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020).

13.1.5 The Neighbourhood Plan may also set requirements and criteria for Rural Exception Sites. Rural Exception Sites are residential development sites that would be permitted in locations not normally permitted (as an exception) on the ground that they deliver solely or mainly affordable housing (for a formal definition of Rural Exception Site, please refer to the National Planning Policy Framework).

13.1.6 If there is a substantial need for additional accommodation to meet the local housing need, the Neighbourhood Plan may allocate specific sites for residential development, following a comprehensive call for sites, sites assessment, and community consultation.

13.1.7 To manage residential development proposals in the countryside, the Neighbourhood Plan may include a policy adding details to Policy SP5 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020), especially in terms of a) circumstances in which residential development outside of the main built-up area of the village would be supported; b) defining the design principles new development proposals in the countryside should disclose to be in keeping with the local character.

Employment, Rural Economy and Visitor Economy Policy, Broadband and Connectivity Policy

13.1.8 The Neighbourhood Plan can include policies to support and promote the local economy and employment opportunities in the Parish.

13.1.9 Neighbourhood Plan policies can support the rural economy, adding details to Policies E5 and E6 of

the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020) in terms of a) adequate location for rural economy small business areas; b) criteria that such development proposals should comply with in terms of scale and appearance; c) supported forms and types of rural diversification; d) provisions to resist the loss of important businesses and employment sites.

13.1.10 The Neighbourhood Plan can also support the Visitor Economy, in line with Policies E8 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020), for instance indicating what kind of visitor-economy related forms of development would be supported.

13.1.11 Neighbourhood Plan policies can support mixed residential-employment schemes and development proposals, facilitating working from home.

13.1.12 Neighbourhood Plan may also include policies ensuring new residential developments incorporate the most up-to-date technologies in terms of broadband connectivity, promoting working from home and telecommuting.

Design Policy

13.1.13 Neighbourhood Plan policies can ensure the design of a new development is of high quality and in keeping with the local character.

13.1.14 Such a Policy will refer to this Neighbourhood Profile to define the physical features and characteristics that combine to give different parts of the parishes their local distinctiveness and to provide general indications on streetscape, height, massing, style, broad palette of material and colour, landscaping and boundary treatment solutions.

13.1.15 The Neighbourhood Plan design policy will ensure developers give adequate consideration to the content of the Neighbourhood Profile when designing new development proposals. It will also ensure that SKDC's planning officers consider the Neighbourhood Profile in assessing planning applications.

13.1.16 The Neighbourhood Plan design policy may also add details to Policies DE1 and SB1 of the South Kesteven New Local Plan 2011 – 2036 (Adopted Version, January 2020), especially in terms of a) design and provision of amenity spaces; b) design and provision of on-site parking spaces and access; c) specific design solutions to make dwellings suited for people with reduced mobility; d) supporting sustainable, energy and water efficient buildings

and small-scale renewable energy generation schemes.

Important Views Policy

13.1.17 The Neighbourhood Plan can include policies identifying and protecting certain iconic views and vistas that contribute to defining the landscape character of the village, in line with Policy EN1 of the South Kesteven New Local Plan 2011 – 2036 (Adopted Version, January 2020).

13.1.18 Although it cannot prevent development within the view, such policy ensures that developers consider the impact of development proposals on the landscape and demonstrate how they have included design solutions to mitigate the impact or even enhance the view.

13.1.19 To be included in such a policy, an assessment should be performed for each view, collecting photographic evidence, mapping the vantage point and direction of the view, and describing why the view is particularly important and worthy of protection. Not all views will be suitable for inclusion in this policy.

13.1.20 The following views have been identified as part of this Neighbourhood Profile and may potentially be

included as Important Views in the policy, depending on the results of the assessment:

- 1.a.i.1. Views to the north and east at the entrance of Rippingale approaching from Station Street;
- 1.a.i.2. Views looking westward to the Rippingale Parish Boundary on the A15 from Station Street to High Street: beautiful open views of the village, dominated by the Church tower;
- 1.a.i.3. Attractive views of the western side of Rippingale from the Kirkby Underwood road between the A15 and the western Parish boundary;
- 1.a.i.4. Open views to the south of the playing field in Rippingale towards the Fens;
- 1.a.i.5. Elevated views over Rippingale from points along the footpath to Graby;
- 1.a.i.6. From many parts of East Street are extensive views over the Fens. and views across open countryside towards Dunsby;
- 1.a.i.7. From the hill beyond the Old Beck one obtains the best view of Rippingale to the

North and panoramic views to Spalding to the East;

- 1.a.i.8. From the northern end of Doctor's Lane are extensive views to Dunsby and across the Fens to Spalding;

13.1.21 The Neighbourhood Plan can help to protect existing community services and facilities in the area. The Neighbourhood Plan may include a policy adding details to Policies SP6 and ID1 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020), listing specific community facilities that should be protected and listing additional services that development proposals should contribute to deliver.

13.1.22 The following community facilities have been identified as part of this Neighbourhood Profile as particularly important:

- 1.a.i.9. The Bull Inn;
- 1.a.i.10. St. Andrew Church;
- 1.a.i.11. The Village Hall;
- 1.a.i.12. The Willows residential home;

Historical Heritage Policy

13.1.23 The Neighbourhood Plan can help to protect historic sites and buildings of local importance in the area. Although Scheduled Monuments and Listed Buildings already enjoy a high level of protection, and hence do not require a Neighbourhood Plan policy, there may be buildings and sites that, although of local importance, are not officially designated.

13.1.24 The Neighbourhood Plan can include policies setting provision for the protection and restoration of such non-designated heritage assets, in accordance with Policy EN6 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020).

13.1.25 The following heritage assets have been identified through this Neighbourhood Profile as particularly important and may be included in a policy such as the one described above:

- 1.a.i.13. The Bull Inn;
- 1.a.i.14. St. Andrew Church Rippingale;
- 1.a.i.15. The War Memorial;
- 1.a.i.16. Ringstone House - The Old Rectory;
- 1.a.i.17. White Rose Farm;
- 1.a.i.18. Middle Street Cottages;

- 1.a.i.19. Medieval Stone Cross
- 1.a.i.20. The Manor House;
- 1.a.i.21. The Pinfold;
- 1.a.i.22. Market/Butter Cross post;
- 1.a.i.23. Old Doctor's House;
- 1.a.i.24. Car Dyke;
- 1.a.i.25. South Forty Foot Drain;
- 1.a.i.26. Station House - which retains part of the old railway line and other railway buildings;
- 1.a.i.27. Grange Farm House;
- 1.a.i.28. Schedule Monument close to South Forty Foot Drain in fields on both sides of Fen Road;

Local Green Space and Green Infrastructure Policy

13.1.26 The Neighbourhood Plan can help to protect existing green spaces and green infrastructure in the area. The Neighbourhood Plan may include a policy adding details to Policies EN3, OS1, ID1 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020), listing specific green infrastructure that should be protected and listing additional green infrastructure and linkages that development proposals should contribute to deliver.

13.1.27 Moreover, the Plan can designate any green space that is important for the residents, in close proximity to the community, and not extensive in size (e.g. playgrounds, cemeteries, Village Greens, sports fields, etc.) as Local Green Spaces, according to the definition contained in paragraphs 99, 100 and 101 of the National Planning Policy Framework. The designation grants these areas a high level of protection from development, in order to maintain them as key assets for future generations. There are a number of criteria a greenspace must meet to qualify as Local Green Space, and an assessment should be carried out for each of them: for this reason, not all green spaces are suitable for designation.

13.1.28 The following Green Infrastructure has been identified through this Neighbourhood Profile as particularly important:

1.a.i.29. The network of streams, becks, and drainage gullies in the villages and countryside, in particular, the stream along Station Street;

1.a.i.30. Mature trees and hedgerows lining roads in the Parishes;

1.a.i.31. Woodlands in the Countryside;

1.a.i.32. The network of footpaths and bridleways departing from the villages and getting in the countryside;

1.a.i.33. Car Dyke;

1.a.i.34. South Forty Foot Drain

13.1.29 The following green spaces have been identified through this Neighbourhood Profile as areas that may potentially be designated as Local Green Spaces, depending on the results of the Assessment:

1.a.i.35. Rippingale Allotments;

1.a.i.36. St Andrew Churchyard;

1.a.i.37. Rippingale Cemetery;

1.a.i.38. Rippingale Village Green;

1.a.i.39. Dovecote Green Area;

1.a.i.40. Jubilee playing field;

Environmental Protection Policy

13.1.30 The Neighbourhood Plan can help to protect biodiversity and habitats in the Parish. The Neighbourhood Plan may include a policy adding details to Policy EN2 of the South Kesteven New

Local Plan 2011 – 2036 (Adoption Version, January 2020), for instance by mentioning specific important habitats and natural areas that should be protected for their biodiversity value.

13.1.31 The following habitats have been identified through this Neighbourhood Profile as particularly important:

1.a.i.41. Dykes and areas of woodland;

1.a.i.42. Browell Head Spring;

1.a.i.43. Generally, hedgerows across both parishes represent the habitat for the different type of birds.

Flood Risk Policy

13.1.32 Neighbourhood Plans can include policies setting out provisions to address climate change and improve adaptation and mitigation solutions in the face of extreme events such as flooding. The Neighbourhood Plan may include a policy adding details to Policy EN5 of the South Kesteven New Local Plan 2011 – 2036 (Adoption Version, January 2020).

13.1.33 Given the extent of flooding risk from surface water, it could include specific provisions to ensure all new development includes adequate Sustainable Urban Drainage solutions. The Neighbourhood Plan could also highlight the importance of the drainage system in the Parish and ensure that new developments contribute to, rather than hinder, the system.

Community Aspirations

13.1.34 The Neighbourhood Plan can only include policies addressing land use issues and influencing planning applications: there are hence a number of issues affecting communities (traffic, shortage of public transport, maintenance of public space and roads, management of services etc.) that cannot be addressed through Neighbourhood Plan policies. However, as part of this Neighbourhood Profile, the residents have raised a number of aspirations and ideas to improve life in the parishes. These ideas should be listed in an Appendix to the Neighbourhood Plan and should act as a resource for Parish Councils' projects, S106 Agreements, Community Infrastructure Levy (C.I.L.) spending strategies, application for external funds and grants, etc.

13.1.35 The following community aspirations have been identified through this Neighbourhood Profile as particularly important for the local community:

1.a.i.44. Improved passing spaces on Station Street;

1.a.i.45. Improve public transportation. A bus shelter, built to fit in with surroundings, would be beneficial;

1.a.i.46. Provision for car-parking at the Rippingale Jubilee Playing Field;

1.a.i.47. Maintain Public rights of way open and in good condition. Guided walks could be organized and publicised.

1.a.i.48. Communications – Better and safer footpaths to nearby villages, an introduction of cycle paths - Explore the possibility of a cycle/footpath from Rippingale to Morton

1.a.i.49. Mature trees in the village - enhance the existing trees for future generations.

1.a.i.50. Verges and hedges - should enhance the village whilst remaining wildlife friendly.

1.a.i.51. Promote the use of the Heritage Trails, including opening old railway track bed, subject to obtaining necessary permissions.

Annex D: Important Views Assessment

1	Assessment of Important Views
View Name	Village High Street looking East from Kirkby Underwood Road see NP17
Vantage Point	Kirkby Underwood Road facing East
Description	Beautiful vista with avenue of lime trees planted circa 1896 with listed church in background
Visual Value	Trees predominate the approach to the village, with a view of the church, which demonstrates its visual impact.
Visual Sensitivity and risk of visual intrusion	Any development would involve damage to the trees and obscure the church and the attractive western approach to the village. The risk of intrusion, on the appearance of the village, would be high.
Conclusion and inclusion in Important View Policy	The view into the village should be maintained as both the trees and church are of historical interest and development would interfere with this lovely approach road. This view is included in Important Views Policy IV 1
Consideration of Development	Should development take place on what is now agricultural land there would be problems with the cemetery expansion and damaging the trees. In line with Policies HD1 and HD2 no development should take place on this approach to the village.

2	Assessment of Important Views
View Name	Looking West from High Street to A15 and beyond.
Vantage Point	Western end of High Street
Description	Open countryside and tree covered hillsides
Visual Value	The value is to villagers residing on the High Street and Wendover Close, and to those leaving the village via the high

	Street, enabling them to see a wide panoramic view of an area classified as one of natural beauty.
Visual Sensitivity and risk of visual intrusion	This view would be destroyed if development took place on agricultural land on either side of the High street and Kirkby Underwood road. The view is highly sensitive as with view 1 above.
Conclusion and inclusion in Important View Policy	This view should be protected and has been included in Important Views Policy IV1 .
Consideration of Development	In line with Policies HD1 and HD2 no development should take place on this approach to the village

3	Assessment of Important Views
View Name	West view from fenland approach to Rippingale
Vantage Point	From B1177 looking west towards village - See NP2I
Description	Ash tree lined road looking west towards Barn Farm and village from the B1177. This gives a West facing panoramic view of the village with the church tower a prominent feature.
Visual Value	An ancient and pleasant approach to village from the fen, the tree lined approach being a significant attraction to the village.
Visual Sensitivity and risk of visual intrusion	<p>Low risk of development as the land either side of the road is at a low level and is inclined to flood. However, if development on farmland to the South of Station Street was allowed it would obstruct the view.</p> <p>Unfortunately, the trees are ash and it would be a pity if not replanted with another less vulnerable species.</p> <p>A view important to the villagers of Rippingale and is included Policy IV1</p>

Conclusion and inclusion in Important View Policy

Consideration of Development In view of the above it is unlikely development would be considered. However, in line with **Policies HD1 and HD2**, no development should take place on this approach to the village.

4 Assessment of Important Views

View Name Rippingale view South from footpath to Graby

Vantage Point Grinders Lane and footpath to Graby

Description A panoramic view of Rippingale and surrounding countryside including the church tower on a route popular with walkers.

Visual Value A rare overall view of the village from open countryside

Visual Sensitivity and risk of visual intrusion A high-risk view as the area to the west of Grinders Lane could be considered for development in the distant future.

Conclusion and inclusion in Important View Policy This view should be protected and is included in **Policy IV 1**

Consideration of Development If considered for development in the future the view should be protected.

5 Assessment of Important Views

View Name Rippingale and The Doctor's House from Doctor's Lane

Vantage Point From high ground on Doctor's Lane. see NP29 & 30

Description Wide view of the historic village and church with Doctor's House

Visual Value	The finest view of the village and its character with a panorama including many of its key features
Visual Sensitivity and risk of visual intrusion	Any development to land to the south of properties adjacent to High Street or East Street would obliterate this view and give an urban appearance to the village. The Doctor's House softens the approach to the village and has in its ground some rare trees which enhance the foreground of the view
Conclusion and inclusion in Important View Policy	This area of the village could be seen as potentially useful for development but as comment above it would spoil the ambience of the approach to the village. The view is included in Policy IV 1
Consideration of Development	See comments above

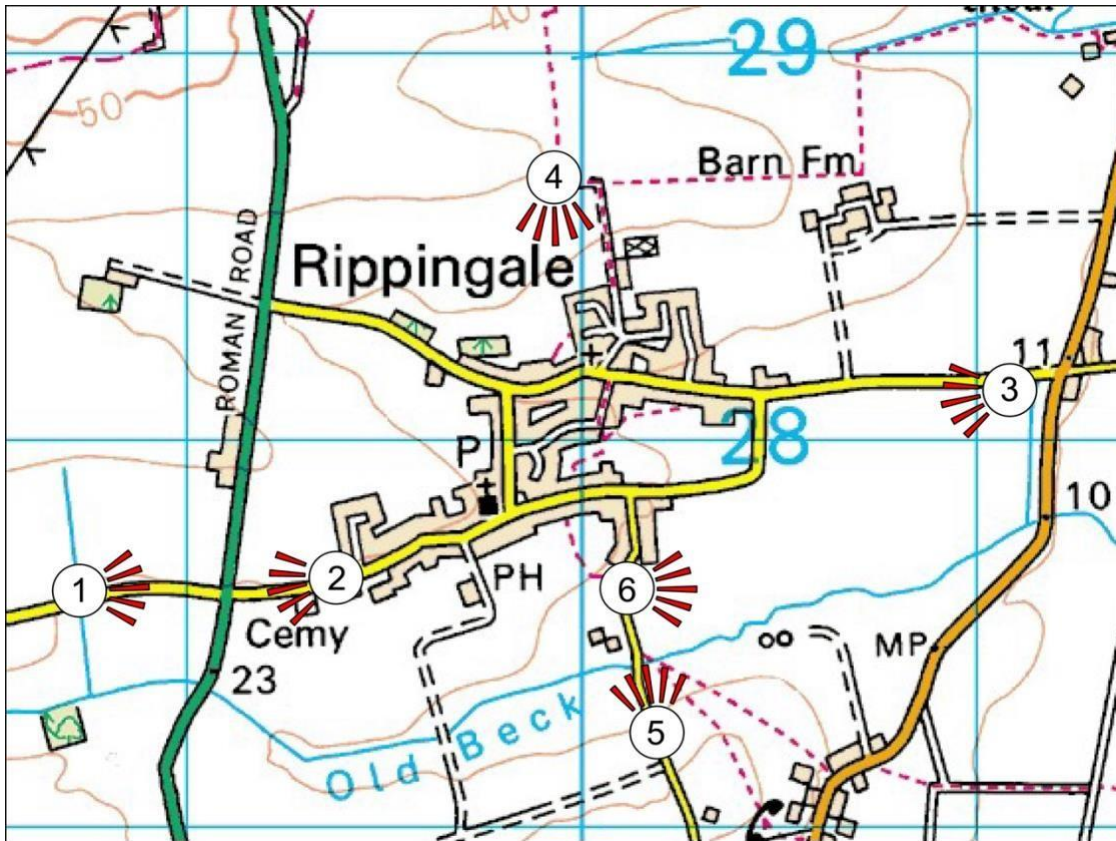
6	Assessment of Important Views
View Name	Dunsby and the Fens towards Spalding
Vantage Point	Northern end of Doctor's Lane at the edge of the building line.
Description	Panoramic views eastwards towards Spalding across the Fens and Southwards to tree-covered high ground towards Dunsby. This also include views over the Beck.
Visual Value	Views enjoyed by residents of Doctor's Lane, and East Street and a road also popular with walkers and cyclists.
Visual Sensitivity And risk of visual intrusion	Development beyond the current building line on Doctor's Lane would obstruct this valuable view from the village which highlights the character of the surrounding countryside.
Conclusion and inclusion in Important Views Policy	This is a highly valued view from the village being enjoyed by residents of Doctor's lane and East Street; walkers, and visiting cyclist groups. The view is included in Policy IV 1

Consideration of Development	There should be no development of agricultural land to the South of Doctor's Lane building line.
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7 Assessment of Important Views

View Name	Fenland to the East of Rippingale
Vantage Point	Fen road looking West and looking South at Car Dyke. See NP31 and 32 respectively
Description	There are two historic settlements lost under agriculture cultivation
Visual Value	Typical fen scene
Visual Sensitivity and risk of visual intrusion	There is little risk of development in this area
Conclusion and inclusion in Important View Policy	This area of the fen is currently under consideration as part of the North/South Reservoir System which could attract wildlife and tourism. However, in view of development, other than for agricultural purposes this view should not be included in Policy IV1
Consideration of Development	The Reservoir could be an attractive proposition.

Map of Important Views



Annex E: Local Green Space Assessment

Rippingale - Village Green

Site Name and Address	Village Green Junction of High Street and Middle Street Rippingale	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	Rippingale Parish Council	Owner Support to Designation	Rippingale Parish Council aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.1 ha	Is the Site an “Extensive Tract of Land”	No. Area is grassed with large trees forming central feature of village. It virtually extends the Churchyard open space to the East side of Middle Street

Is the Site “Local in Character”	Yes. The Green is a central feature of the village being at the junction of the two main streets. It features large ancient trees and the remains of a historic stone cross. It is accessible from all areas of the village but mainly High Street, Middle Street and East Street.		
Is the Site “in Close Proximity to the Community it serves”?	Yes, as above. It is at the very centre of the village		
Is the Site “Special to a Local Community”?	Yes, for the reasons already stated. It is also used for special events such as the annual Village Feast.		

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
Yes. This is a very attractive natural feature at the very centre of the village	Yes. There is a mediaeval cross on the green which signified its use as a market for the village, indicating that the area is of historic interest.	Yes. the area is used for a variety of village events.	Yes. although bordered on two sides by roads, these are merely access roads to the village and do no attract heavy traffic.	Yes. No particular items of interest but the ancient trees attract a variety of birds.	

Local Green Space Assessment

Annex E

Site Name and Address	Rippingale Churchyard Junction of High Street and Middle Street Rippingale	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	Rippingale Parochial Church Council	Owner Support to Designation	Parochial Church Council aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.3 ha	Is the Site an “Extensive Tract of Land”	No. The land surrounds the Church at the centre of the village. It comprises the old cemetery. It is bordered by houses on 3 sides and the village Green on the East side

Is the Site “Local in Character”	The area is local in character, blending in with the surrounding older part of the village.
Is the Site “in Close Proximity to the Community it serves”?	Yes. The land surrounds the Church and is the original cemetery for the village. It is at the very centre next to the Village Green and is accessible from all parts of the village.
Is the Site “Special to a Local Community”?	Yes. It contains many ancient graves and the village war memorial.

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site is particularly attractive in creating beautiful views of the Church and its surroundings, an important feature of the village	The Church and surroundings date from the 13th Century	Yes. the area is used for Church services and a variety of village events.	Yes. Although bordered by the High Street and Middle Street they do not attract heavy traffic.	Yes. No particular items of interest but the whole area attracts a variety of wildlife.	The area is of obvious religious and historic interest.

Local Green Space Assessment

Annex E

Site Name and Address	Rippingale Cemetery High Street Rippingale	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	Rippingale Parochial Church Council	Owner Support to Designation	Parochial Church Council aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.3 ha	Is the Site an “Extensive Tract of Land”	No. The land borders open farmland on the Western approach to the village. It is surrounded by open fields
Is the Site “Local in Character”	The area is local in character, blending in with farming areas of the village.		

Is the Site “in Close Proximity to the Community it serves”?	Yes. The land is now the main village cemetery. It lies on the western approach road to the village and is accessible from all parts of the village.
Is the Site “Special to a Local Community”?	Yes. It is the active village cemetery.

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site is particularly attractive in creating beautiful views of the surrounding countryside. An important feature of the village	Contains graves covering many years	None	Yes. Although bordered by the High Street it is a peaceful area.	Yes. No particular items of interest but the whole area attracts a variety of wildlife.	The area is of obvious religious and historic interest.

Local Green Space Assessment

Annex E

Site Name and Address	Green Dovecote Estate off Station Street Rippingale	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	South Kesteven District Council	Owner Support to Designation	SKDC aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.15 ha	Is the Site an “Extensive Tract of Land”	No. The land is a central feature of the estate and is surrounded by houses and bungalows.
Is the Site “Local in Character”	The area is local in character being an integral part of the 1950's estate.		

Is the Site “in Close Proximity to the Community it serves”?	Yes. The land is a central feature of the estate giving an open-space aspect for the surrounding houses.
Is the Site “Special to a Local Community”?	Yes. It supports the character of the estate and is valued by the residents for leisure and recreation.

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has no significance as an area of beauty	The site has no historic significance	Minor use by estate residents and provides some off-road parking	N/A	Little as surrounded by dwellings	None

Local Green Space Assessment

Annex E

Site Name and Address	Scarborough Close off East Street	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	South Kesteven District Council	Owner Support to Designation	SKDC aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.1 ha	Is the Site an “Extensive Tract of Land”	No. The land is a central feature of the close and is surrounded by bungalows.
Is the Site “Local in Character”	The area is local in character being an integral part of the 1960s close. It backs onto open farmland and has fine views south from Rippingale.		

Is the Site “in Close Proximity to the Community it serves”?	Yes. The land is a central feature of the close, an open-space aspect for the surrounding houses.
Is the Site “Special to a Local Community”?	Yes. It supports the character of the close and is valued by the residents for leisure and recreation.

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has no significance as an area of beauty	The site has no historic significance	Minor use by close residents and provides some off-road parking	N/A	Little as surrounded by dwellings	None

Local Green Space Assessment

Annex E

Site Name and Address	Green at Sands Court off Station Road	Organisation Proposing Site for Designation	Rippingale Parish Council
Site Ownership	South Kesteven District Council	Owner Support to Designation	SKDC aware of and support designation
Planning Status	No planning applications	Land Allocation	Site not allocated
Area of Proposed Site	0.1 ha	Is the Site an “Extensive Tract of Land”	No. The land is a central feature of the estate and is surrounded by houses.
Is the Site “Local in Character”	The area is local in character being an integral part of the 1950's court.		

Is the Site “in Close Proximity to the Community it serves”?	Yes. The land is a central feature of the court giving an open-space aspect for the surrounding houses.
Is the Site “Special to a Local Community”?	Yes. It supports the character of the court and is valued by the residents for leisure and recreation.

The Sites Holds a Particular local significance because of its:					
Beauty	Historic Significance	Recreational Value	Tranquillity	Richness of Wildlife	Any Other Reason
The site has no significance as an area of beauty	The site has no historic significance	Minor use by court residents and provides some off-road parking	N/A	Some, as green has trees and is bounded by hedge	

Annex F: Design and Materials Code

1. Introduction

- 1.1 This Design and Materials Code has been created to provide detailed guidance to developers on the implementation of policies DM1 and DM2 of the Rippingale Neighbourhood Plan. It elaborates on the policies regarding building design, building materials and street lay-out.

2. Background

- 2.1 The National Planning Policy Framework states that planning policies and decisions should aim to ensure that new developments respond to local character and history, and reflect the identity of local surroundings and materials. Policies should seek to promote or reinforce 'local distinctiveness'. The Government's planning practice guidelines say 'distinctiveness' makes a place special and valued, that is, local street patterns, building forms, details and materials. This guidance seeks to implement this policy as it concerns the Neighbourhood Plan.

3. Traditional local architecture, materials and design

- 3.1. *The local vernacular:* The term 'local vernacular' refers to the traditional way in which the vernacular houses of a particular area have been built. Historically, vernacular, as distinct from polite, buildings were the ordinary ones for those who were not wealthy, designed and built under local building traditions.
- 3.2 *Local Materials:* The builders of vernacular houses had to be content with a variety of fine locally sourced materials, and these made their buildings distinctive. Limestone can be seen in most town and village centres. Ironstone use is also noted, often found in proximity to limestone, having its own interesting texture, and, like limestone, varies in colour. Distinctive local brick is also seen, coloured from buff to orange to a warm deep red, improving as it weathers. Mud and stud was used in Lincolnshire from very early times. Layers of mud are built up round a simple timber frame with a roof that overhangs to prevent erosion
- 3.3 *Roofing materials:* The orange pantiles of Lincolnshire's 17th century and 18th century farmhouses greatly contribute to local distinctiveness and use is widespread. Another widely used local roofing material is Collyweston tile or slate, which is limestone broken into flat 'slates', very attractive but more expensive. Welsh slate is now widely used.
- 3.4 *Window Frames:* Traditionally timber window frames were used, painted if softwood, or left untreated if hardwood like oak. Doors are also of timber.

- 3.5 *Local design:* In Lincolnshire, traditional vernacular houses are simple, and mostly rectangular, with one, two or occasionally three floors and/or an attic with dormers. They have an uncluttered appearance, with simple door and window openings and a large proportion of solid masonry ('solid to void' ratio). Upper floor windows are usually smaller. Frames are often recessed from the face of the masonry and set under timber or stone lintels.
- 3.5.1 Dormers have always been a distinctive feature. The type of dormer is largely dictated by the roofing materials. Collyweston stone roofs generally have gabled or hipped dormers whereas pantiles and clay tiles favour the simpler traditional sloping dormers seen on farmhouse and cottage rooflines.
- 3.5.2 A particularly local feature of windows in Kesteven is the so-called 'Grantham lintel', a type of lintel seen above traditional sash windows, shaped into a form that looks like a moustache that curves delicately upwards at the ends.
- 3.5.3 Period doors are again very simple in their form, vertically boarded, ledged and braced, or sometimes very simply panelled. They have no glazed openings in them, apart perhaps from a small central glass panel to give adequate lighting in the hall. Enclosed porches are rare on smaller vernacular houses, but roof canopies over the door are often found, emphasising the uncluttered appearance of their front elevations.
- 3.5.4 Rooflines were traditionally steep, to ensure that water is not retained in or on roofing materials and runs off quickly and efficiently. Most local houses have straight gable ends, not hipped roofs, with coped parapets and kneelers, particularly on stone houses, or plain overhanging verges. A Lincolnshire feature is the mansard roof, the divided roofline with two angles of slope that allows more headroom upstairs.
- 3.5.5 Another local feature of the gable end is brick 'tumbling' - triangles of brickwork under the gable end, laid at right angles to the slope of the roof, a Flemish device that allows the slope of the gable to be formed without cutting the bricks, sometimes laid in a slightly different colour to create a contrast.
- 3.5.6 Chimney stacks on the ridge line are an important feature. Medieval houses have stacks centrally situated to one side of the doorway, whereas later ones have them at the gable ends, usually stone, with stone or terracotta chimney pots. Larger and more formal houses have more detailing on their stacks. Traditional rainwater goods are of black painted cast iron.
- 3.6 *Street Layout and Gardens:* In Rippingale street layout is of historic importance. All main roads are known as "streets" and have pavements on only one side with grass verges on the other. Some new developments have ignored this feature, but are mainly small groups of houses in cul-de-sacs. Traditionally front gardens are fenced with hedge or walls with traditional material of wall, stone, brick or both. In

Rippingale railings, known as Ancaster railings are a traditional feature of the village.

4. Materials and design guidance for new buildings

- 4.1 Developers should take into account the distinctive character of our area (with reference to paragraph 3 above) when planning and designing developments.
- 4.2 Setting and scale are important. Large scale development makes monotony and loss of individuality likely. In any development of more than two or three buildings there needs to be some differentiation in designs. Where a development is alongside or close to existing buildings, it should respect their setting.
- 4.3 New buildings should be no more than 2 storeys and should use as much local limestone, characteristic red brick and pantiles as possible. The use of timber in doors, windows, and soffits should also be encouraged, as distinct from metal and plastic. The old Mud and Stud technique also should be reconsidered. This method is long lasting and very environmentally friendly. Rendering is generally not seen as appropriate.
- 4.5 Gable ends can be coped and a simple finial looks very effective and can be added at little cost. The use of brick 'tumbling in' on gable ends is very effective and will be encouraged. Window mullions add distinction and can be very simple. In the case of sash windows, the 'Grantham lintel' should be considered.

5. Environmental Sustainability

- 5.1 Government guidance on energy saving and environmental conservation should be followed. Developers are encouraged to use current sustainable materials³ provided they are utilised to be in keeping with the appearance and design described in this code. Solar panels should integrate with the traditional setting of the villages; great care should be taken to ensure that they are sited as inconspicuously as possible using the most up to date and least intrusive technology.

6. Street Layout and Gardens

- 6.1 Developers should ensure that traditional street layouts and the overall shape of the villages are retained. Proposals should provide for street lighting and furniture in keeping with the older parts of the villages. This requirement is particularly relevant to areas 1, 2 and 4 of the Neighbourhood Profile.
- 6.2 Gardens in both villages are traditionally large, particularly to the rear of premises, providing additional habitats for local wildlife. Where possible, the tradition should be maintained. Front gardens should not be open plan but be bordered by natural

³ Such as straw bales, grasscrete, rammed earth, hempcrete, bamboo, recycled plastic, wood, ferrock and ashcrete.

hedging or railings. Green landscaping such as lawns, grasses, trees and shrubs in front gardens constitute important wildlife havens, and hard landscaping should be avoided.

- 6.3 There are many well-established trees scattered around the villages, and, in keeping with their agricultural setting, the large well-stocked gardens are home to some important native trees, encouraging a rich diversity of flora and fauna. Developers should ensure that such trees are retained and that proposals for new developments include appropriate plans for the planting of trees.

7. Conversions and Renovations

- 7.1 When being renovated extended or maintained, materials sympathetic to the original design should be used and maintain or positively contribute to the character and appearance of the whole character area:

- roof tiles should be matched in colour and style to those originally used;
- replacement windows and doors should be in keeping with those of the original building, Windows and doors which do not reflect local style should be avoided and
- brickwork and stonework should be matched as closely as possible to the original.

- 7.2 The above conditions apply also to barn conversions. However, as long as the original form and massing of the barn is preserved and original solid-to-void ratios are retained the conversion can integrate well and should maintain or positively contribute to the character and appearance to the whole character area.

8. Commercial Premises

- 8.1 Commercial premises should comply with the requirements of this Design Code as far as possible.

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Examples of Design and Materials in use in Rippingale



Local stone and traditional plain lintels



Brick and traditional bay windows and Grantham style lintel



Traditional dormer



Modern dormer copy, modern
brick and modern lintel



Example of mansard roof



Traditional steep, gable end



Modern copy and brick tumbling end



Pantile roof



Alternative tile roof and chimneys



Traditional door, wooden window
frame and stone lintel



Modern equivalent wooden window frame

Rippingale Neighbourhood Plan

2023 – 2036

Referendum Version

May 2023