SOUTH KESTEVEN DISTRICT COUNCIL

Planning Committee

16 May 2024

S24/0315

Proposal:	Outline application for the erection of up to 6 dwellings with associated access and infrastructure
Location:	30 East Street, Rippingale, PE10 0SS
Applicant	F and J Giles
Agent	Clive Wicks Associates
Application Type:	Outline Planning Permission (All matters reserved)
Reason for Referral to Committee:	Called in by Ward Member (Councillor Dixon-Warren) due to principle of development being unacceptable
Key Issues:	• Principle of Development
Technical Documents:	• Rippingale Housing Needs Assessment • Design, Access and Planning Statement • Ecological Appraisal • Drainage Strategy

Report Author

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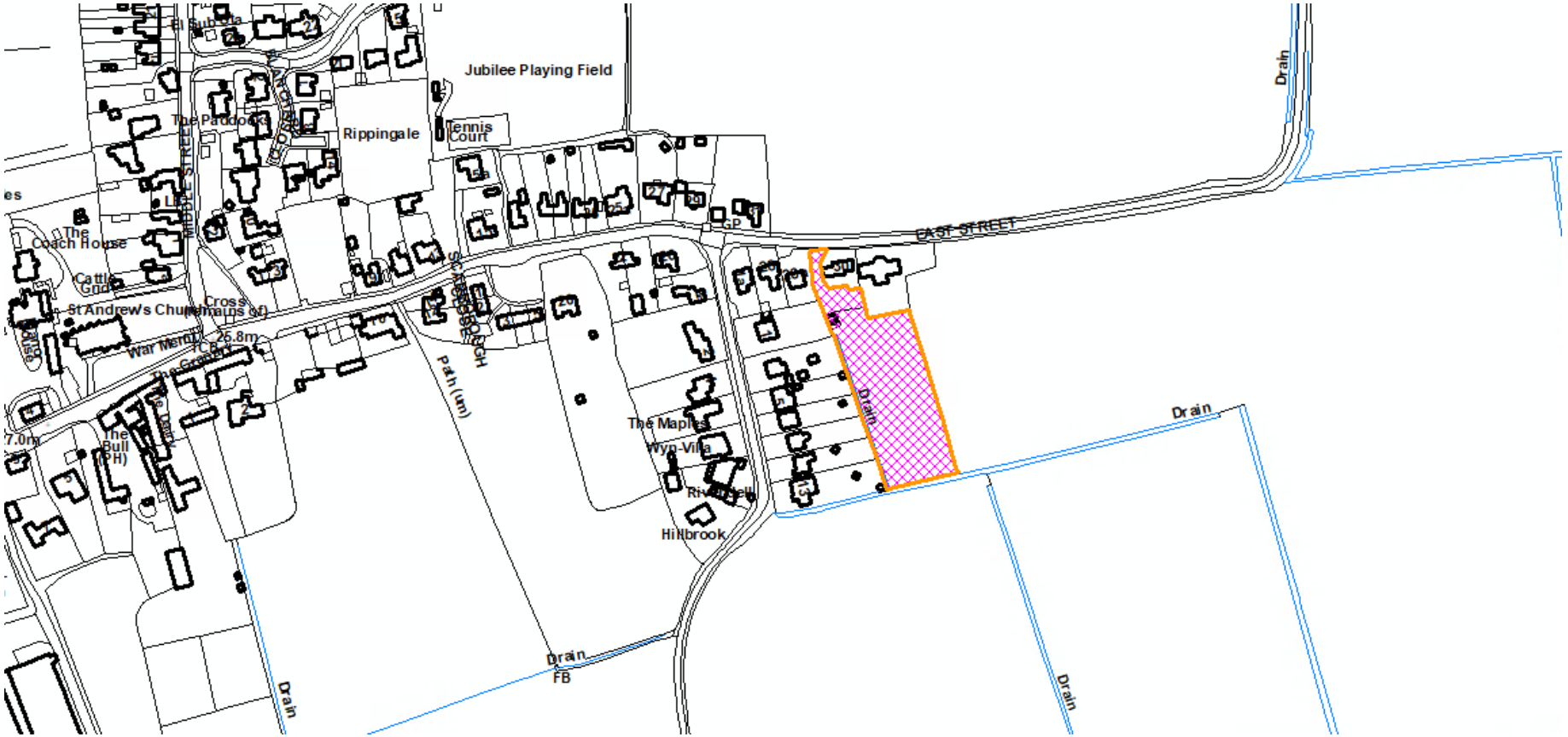
Corporate Priority:	Decision type:	Wards:
Growth	**Regulatory**	**Aveland**

Reviewed by:	Phil Jordan, Development Management & Enforcement Manager	8 May 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

S24/0315 – 30 East Street, Rippingale



Key

Application Boundary

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1 Description of the site

1.1 The application site comprises an area of approximately 0.45 hectares (1.11 acres) of broadly rectangular land situated to the rear (south) of 30 East Street and to the east (rear) of existing residential properties fronting onto Doctor's Lane, positioned in the south-eastern corner of the main built-up area of Rippingale. The site currently comprises an area of grassland / paddock, which is an extension of the private amenity space associated with the existing 2-storey residential property at 30 East Street; the proposed development is clearly demarcated from the main private amenity space associated with the dwelling.

1.2 The site is bound to the north by the existing host dwelling (30 East Street), which fronts onto East Street to the north; and by existing residential properties fronting onto Doctor's Lane to the west. The site is bound to the south and east by undeveloped agricultural land, which marks the surrounding Open Countryside.

1.3 The site benefits form clearly defined boundaries on all sides. The south, east and west boundaries are all marked by mature vegetation, which includes an element of sparse tree coverage. The northern boundary of the proposed development site is marked by the primary, domestic garden land associated with 30 East Street, and is defined by a wooden post and rail fencing, with gates. The north-western boundary of the site is marked by close boarded domestic fencing and a mature tree, which aligns with the boundary of the neighbouring residential property. The northern eastern boundary of the application site – forming the boundary of the proposed access point – is defined by the side elevation of the existing host dwelling, as well as low level metal estate railing.

1.4 The proposed development site falls within Character Area 2 of the Rippingale Neighbourhood Plan Profile, which identifies the following key characteristics of the existing urban form within the area:

- *East Street is a tarmac road with a downward gradient from west to east, providing extensive views across the Fens. The road is a single carriage with two lanes – narrow in places, especially at the eastern end. The southern side is bordered by grass verges, whilst the northern side has 1m wide pavements to the end of the houses. The eastern end of the road is bordered by grass verges on both sides.*
- *East Street is mainly residential with several small businesses, all but two operating from private 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.*
- *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 of two very old properties such as the old saw mill. Many of these have large back gardens which border the southern side of Jubilee Playing Field.*
- *All of 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.*
- *Modern houses are mainly on the southern side of the road with large gardens, and includes several council older persons bungalows.*
- *The older houses are mainly red brick or rendered, but some of the more recent properties have lighter coloured bricks. Roofs of mainly pantiles with some slate.*

1.5 The site is not subject to any identified planning policy designations.

1.6 It is appreciated that the application site has been the subject of two recent planning applications for a development of the same description as the current application scheme. The most recent application (Ref: S23/0507) was refused in May 2023 for the following reason(s):

(1) The application scheme proposes residential development in an edge of settlement location. The application does not benefit from clear evidence of substantial community support, and also does not demonstrate an identified local need for housing within Rippingale. The application is therefore contrary to Local Plan Policy SP4(a)(e) and Rippingale Neighbourhood Plan Policy HD2. The material considerations in this case, including the provision of additional housing, are not considered to outweigh the identified conflict, and therefore, the application proposals are unacceptable in principle.

2 Description of the proposal

2.1 The current application seeks outline planning permission with all matters reserved for a development comprising of the erection of up to 6 dwellings with associated access and infrastructure. The application has sought to address the reason(s) for refusal from the previous planning application, in particular the current application has been accompanied by a Housing Needs Assessment (CNB Housing) (July 2023) in support of the application.

2.2 The Design, Access and Planning Statement (Clive Wicks Associates) which accompanies the application indicates that the proposed development would comprise of 6(no) bungalows, which would be built to Category M4(2) standards to provide suitable accommodation for elderly occupants and others with reduced mobility.

2.3 In relation to the above, the application submission has been accompanied by an Indicative Site Layout, which is for illustrative purposes only at this stage. However, the submitted Layout indicates that access to the site would be via an extension of the existing private drive access serving the host dwelling (30 East Street), which runs along the north western boundary of the site. The proposed access would be widened at the entrance from East Street and would be extended along the western boundary of the application site, with the proposed dwellings fronting onto the drive on the eastern and southern side.

2.4 The Drainage Strategy which accompanies the application indicates that surface water drainage would be attenuated in an underground attenuation chamber before outfalling to the local watercourse at a controlled rate. Foul water drainage is to be discharged to a combined pump at the south of the site, which will subsequently pump foul water into the existing Anglian Water network within East Street.

3 Relevant History

Application Ref	Description of Development	Decision
S22/2273	Outline application for the erection of up to 6 bungalows and associated access and infrastructure	Withdrawn 05/01/2023
S23/0507	Outline application for up to 6 dwellings and associated access and infrastructure (Re-submission of S22/2273)	Refused 31/05/2023

4 Policy Considerations

4.1 **South Kesteven Local Plan 2011-2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy SP4 – Development on the Edge of Settlements
Policy EN1 – Landscape Character
Policy EN2 – Protecting Biodiversity and Geodiversity
Policy EN4 – Pollution Control
Policy EN5 – Water Environment and Flood Risk Management
Policy DE1 – Promoting Good Quality Design
Policy SB1 – Sustainable Building
Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 **Rippingale Neighbourhood Development Plan 2023-2036 (Made May 2023)**
Policy HD2 – Developments on the edge of Rippingale Village
Policy HD5 – Housing Density
Policy DM1 – Development Guidance
Policy IV1 – Important Views
Policy FR1 – Flood Risk

4.3 **Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)**

4.4 **National Planning Policy Framework (NPPF) (Published December 2023)**
Section 2 – Achieving sustainable development.
Section 4 – Decision-making
Section 5 – Providing a sufficient supply of homes
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places.
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 15 – Conserving and enhancing the natural environment

4.5 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

5 Representations Received

5.1 **Anglian Water**

5.1.1 No comments to make.

5.2 **Black Sluice Internal Drainage Board**

5.2.1 No objections.

5.2.2 The board notes the proposed surface water scheme and is satisfied in principle with the details. It will be the applicant's responsibility to ensure that any discharge can flow to the nearest available maintained watercourse, and should consider whether any additional off-

site works or additional maintenance may be required to ensure the security of the future flows for the lifetime of the development.

5.2.3 If there is to be any works to any watercourse, whether open or piped, crossing or bounding the site, then under Section 23 of the Land Drainage Act 1991, the prior written consent of the Board is required.

5.2.4 The applicant is reminded of their common law riparian ownership and maintenance responsibility for any watercourse bounding or crossing the site, particularly the open watercourse on the southern boundary into which the surface water from the development is to be discharged.

5.3 **Heritage Lincolnshire**

5.3.1 No objection subject to conditions

5.3.2 The proposed development site lies in an area of archaeological interest. The Historic Environment Record (HER) refers to a charter which may indicate that Rippingale has origins in the seventh century. The settlement is certainly listed in the Domesday Survey of 1086 when six landowners were listed in Rippingale and the now deserted village of Ringstone.

5.3.3 The proposed development is located within the historic core of the village, being close to the site of the medieval village cross, which marks the junction between High Street and East Street. Slightly further west in St. Andrew's Church, a medieval building dating from the 13th century. In 2002, archaeological monitoring during development in East Street found structure remains of a medieval building, along with reused masonry dating from the medieval period (found in an 18th century context), suggesting the presence of a religious building, possibly the 14the century (Holy Chapel of the Cros".

5.3.4 It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. It is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits at the site.

5.4 **Lincolnshire County Council (Highways & SuDS)**

5.4.1 No objection subject to conditions.

5.4.2 The proposal is for an outline application for the erection of up to 6 dwellings and associated access and infrastructure (All matters reserved), previously submitted under S23/0507. The principle of the development is acceptable. As this is an outline application with all matters reserved access and layout have not been considered.

5.4.3 The suggested vehicular access to the site meets the visibility guidelines set out in Manual for Streets. The car parking indicated is in line with the guidance set out in Lincolnshire County Council's Design Approach document, and turning space has been provided within the limits of the site to all vehicles to enter and leave in a forward gear. Therefore, it is considered that this proposal would not result in an unacceptable impact upon highway safety.

5.5 **Rippingale Parish Council**

5.5.1 Objection.

5.5.2 The applicant's consultant contends that this bid for an edge of village development is required in Rippingale to support the maintenance of the village and District's anticipated future demographics. This, the Parish Council contends, is at variance with Local Plan Policy SP1 (Spatial Strategy) which already takes account of such requirements.

5.5.3 Previous objections to a similar application (S23/0507) are seen, by the applicant, to be overcome by providing what is viewed as a positive Ecological Appraisal and meeting rainwater, but not foul water concerns, with a new drainage plan. However, as far as can be seen, there has been no consultation with the village's residents on the new planning application. Therefore, this lack of consultation is still critical to the rejection of this planning application.

5.5.4 It is maintained that the application scheme is contrary to Local Plan Policies SP1 (Spatial Strategy), SP2 (Settlement Hierarchy) and SP4 (Development on the Edge of Settlements).

Local Support

5.5.5 There has been no consultation with village residents and so the requirements of Policy SP4 has not been met.

Proven Need

5.5.6 There is an increasing ageing population and there may therefore be need to provide housing for older people across the UK, and indeed within South Kesteven, but there is no objective evidence in the Housing Needs Assessment (HNA) that there is such a need within Rippingale or its immediate surroundings. Indeed, the HNA admits much of its evidence is subjective.

5.5.7 The HNA contends that Rippingale's requirement is for small affordable homes to meet demographic need. As a rational housing need, it seems unclear where the demand for such housing has come from. Although there is a fair percentage of 65+ residents, the vast majority of residents are in family groups. Rippingale already has a balanced housing stock projected for the future, with a preponderance of bungalows. The HNA does not take account that there is currently planning permission for 14 new properties (5 bungalows) in the Parish and an additional 4 barn conversions. So, it is contended that the village will meet its future local needs with a balanced housing stock.

Impact on character and amenity

5.5.8 The new site will still spoil the amenity of residents of Doctor's Lane, with an intrusive housing view, adversely affecting the form of the village, and will have undesirable ramifications for wildlife even though some mitigation has been proposed, and place more strain on an already fragile foul water system.

5.5.9 The development would extend the development outside the existing built form of the village, and would not be enclosed on its eastern and southern boundaries, does not have a physical feature to act as a barrier to further growth and will visually extend into open countryside.

5.5.10 The proposed development would impinge on the village's important views, as detailed in the Rippingale Neighbourhood Plan, extent it obtrusively into the open countryside. The development would be out of keeping with the character of the area due to the density of development.

5.6 **SKDC Environmental Protection**

5.6.1 No objection subject to conditions.

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and representations have been received from 12 interested parties, all of whom have raised formal objections. The material considerations raised in the representations can be summarised as follows:

(1) Principle of Development

- Rippingale doesn't have the infrastructure to support additional development.
- The application does not comply with the Rippingale Neighbourhood Plan (namely paragraph 7.22)
- There is insufficient evidence of a need for housing.
- The scheme does not benefit from local community support.
- Objection to the loss of agricultural land

(2) Impact on the character and appearance of the area

- The scheme would have an adverse impact on the character of the village due to its density, design and location.
- The development would impact on views into the village.

(3) Impact on residential amenity

- The development will create a loss of amenity for neighbouring properties as a result of noise and light pollution, and loss of outlook and privacy.
- The development would result in an increased risk of crime.

(4) Access & Highways

- The access would be unsuitable.

(5) Flood Risk & Drainage

- The development would exacerbate existing issues with surface and foul water drainage.

(6) Ecology & Biodiversity

- The development would have an adverse impact on local habitats and protected species.

6.2 It is noted that a number of representations have also indicated that they were not notified of the planning application. In this respect, Officers' have reviewed the file and this has demonstrated that formal notification letters were printed and sent to all neighbouring properties, and representors from the previous applications, on 28th March 2024. As such, Officers' are satisfied that the application has been advertised in accordance with the statutory requirements, and the requirements of the Council's Statement of Community Involvement.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Rippingale Neighbourhood Development Plan 2023-2036 (Made May 2023).

7.2 The Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of all planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. A Regulation 18 consultation on the draft Plan commenced on 29th February 2024. At this stage, the policies contained within the draft Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the ongoing Plan Review is also a material consideration and this must be attributed weight in the consideration of applications.

7.5 Furthermore, as referenced above, the current application is a revised submission of the previously refused planning application for a development of the same description (Ref: S23/0507), which was refused by the Local Planning Authority in May 2023. The previous application was refused for a single reason, which related to the absence of community support for the scheme and evidence of a local housing need. The LPA's assessment of the previous planning history of the site remains a relevant material consideration in the determination of the current application.

7.6 **Principle of Development**

7.6.1 Local Plan Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth within the District during the plan period is in and around the four market towns, with Grantham being a particular focal point for development. Decisions about the location and scale of new development are to be taken on the basis of the settlement hierarchy in Policy SP2.

7.6.2 Policy SP2 (Settlement Hierarchy) identifies Rippingale as a Smaller Village where "*Development will be supported in accordance with Policy SP3, SP4 and all other relevant policies where the development will not compromise the village's nature and character".*

7.6.3 In this respect, it is appreciated that representations received from members of the public have objected to the principle of the development on the site, and in particular have stated that Rippingale does not have the facilities required to support additional residential development of the quantum proposed. In addition, Rippingale Parish Council have stated that the proposed development would be contrary to the overall spatial strategy indicated by Policy SP1 and SP2 of the Local Plan.

7.6.4 It is appreciated that Policy SP2 does not provide a specific limit on the quantum of development deemed to be acceptable with the Smaller Villages, such as Rippingale.

However, Paragraph 2.12 of the Local Plan Supporting Text does provide further guidance in relation to the quantum of development likely to be deemed appropriate at this level of the settlement hierarchy. It states, “in the Smaller Villages (as listed in Policy SP2) there is limited capacity to accommodate new development, and whilst previous planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive developments (generally expected to be no more than 3 dwellings) so that these settlements can positively respond to the housing needs of their people and fulfil their role as sustainable communities”.

7.6.5 In view of the above, Smaller Villages such as Rippingale, are identified as being capable of supporting small-scale residential developments. Whilst the current application seeks outline planning permission for up to 6 dwellings, which would exceed the indicative limit of 3 dwellings referred to in the Local Plan supporting text, it is Officers assessment that this scale of development would not undermine the principles of the spatial strategy, which seeks to direct the majority of development towards the higher order settlements. In addition, development of the proposed scale may be considered acceptable in principle, where it is required to meet an identified local housing need for the village; this is discussed in further detail below.

7.6.6 Whilst the current application has been submitted in outline – with all matters, including access, reserved for future determination – it is acknowledged that access to the site would necessarily be taken via an extension of the existing access serving the host dwelling within the main built-up frontage of East Street. However, the proposed built-form would be situated to the rear of the host dwelling, and would also be to the rear of properties fronting onto Doctor’s Lane to the west, and would be viewed in the context of the Open Countryside to the south and east.

7.6.7 As such, the proposed development would be viewed as being situated to the south-eastern edge of the village and, therefore, Local Plan Policy SP4 (Development on the Edge of Settlements) and Neighbourhood Plan Policy HD2 (Developments on the edge of Rippingale Village) are relevant to the principle of development on the site.

7.6.8 Local Plan Policy SP4 states that proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria (a) – (f) are meet. This requires the proposal to:

(a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council, or Neighbourhood Plan Group or Forum, based upon material planning considerations.

(b) Be well designed and appropriate in size / scale, layout and character to the setting and the area.

(c) Be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the Development Plan.

(d) Not extend obtrusively into the open countryside, and be appropriate to the landscape, environmental, and heritage characteristics of the area.

(e) In the case of housing development, meet a proven local need for housing and seek to address a specific targeted need for local market housing; and

(f) Enable the delivery of essential infrastructure to support growth proposals.

7.6.9 Similarly, Neighbourhood Plan Policy HD2 echoes the support for development on the edge of Rippingale, where it meets the aforementioned essential criteria.

7.6.10 However, it is noted that Neighbourhood Plan Policy HD2 adopts a more permissive approach than Local Plan Policy SP4, insofar as it requires applications to demonstrate:

(a) Clear evidence of substantial support from the local community through an appropriate, thorough or proportionate pre-application community consultation exercise; **or** [emphasis added}

(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.

7.6.11 As such, Policy HD2 of the Rippingale Neighbourhood Plan requires applications to demonstrate evidence of either support from the local community or evidence of an identified housing need, whereas the adopted Local Plan requires development proposals to demonstrate compliance with both criteria.

7.6.12 In circumstances where there is a conflict between policies in the development plan, Section 38(5) of the Planning and Compulsory Purchase Act 2004 is clear that the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. In this case, the Neighbourhood Plan was made after the Local Plan was adopted, and therefore, the conflict must be resolved in favour of Policy HD2 of the made Rippingale Neighbourhood Plan. As such, a development proposals is required to demonstrate evidence of community support or evidence of a local housing need, in order to be considered acceptable in principle.

7.6.13 In the context of the above, no evidence has been provided as part of the application submission to demonstrate that the proposed development benefits from substantial community support. However, it is noted that during the lifetime of the application, letters of representations received from members of the public have unanimously objected to the application scheme, and in addition, Rippingale Parish Council have submitted a formal objection to the application proposals.

7.6.14 Taking the above into account, the application does not benefit from clear evidence of substantial support from the local community, and therefore, fails to meet the requirements of Local Plan Policy SP4(a) and Neighbourhood Plan Policy HD2(a).

7.6.15 With regards to meeting a proven local need for housing, it is noted that representations received from the Parish Council and members of the public have indicated that there is insufficient evidence to demonstrate that there is a need for the type of housing proposed by the development. Furthermore, the Parish Council have stated that the submitted evidence does not take into account extant planning permissions granted within Rippingale.

7.6.16 In this context, the application has been accompanied by a Rippingale Housing Needs Assessment (CNB Housing) (July2023), which assesses the need for additional housing in Rippingale. The submitted assessment identifies the following key conclusions:

- It is clear from profiling information that Rippingale has a higher proportion of older people than the District. Much of the existing housing in the Parish is particularly unsuitable for elderly people, and high house prices are a barrier to younger family

members being able to relocate to the Parish to support them. This situation will intensify over time with population projections showing that the population of older people will grow consistently by 52% to the year 2043.

- It is likely that there will be an increase in the number of households containing people aged 65 and over living alone, bringing Rippingale close to the district and national averages, which could result in an increase of households looking to move to more manageable properties.
- Market housing which is suitable for the elderly will need to be provided to fulfil the needs within Rippingale, who would be looking to move to more manageable properties but also wanting to remain on their existing tenure. This is particularly pressing for Rippingale, with around 80% of over 65s in Rippingale being homeowners, and an estimated 93% of those homeowners wanting to remain in that tenure.
- There is a minimum unmet affordable need of 13-dwellings per annum equivalent to 65 dwellings over the next five years. This takes into account an estimate of affordable vacancies, and any first lettings and sales of new build housing being allocated to Parish residents.
- A detailed examination of the housing register data supplied by the Council shows that 1, 2 and 3-bedroom affordable units are mostly needed. A smaller number of 4 and 5-bed affordable rented dwellings are needed, and these are likely to be urgently needed due to low levels of these types in the current housing stock.

7.6.17 In light of the above, it is Officers' assessment that there is a clear evidence of housing need within Rippingale, as demonstrated by the submitted housing needs assessment. The submitted evidence specifically highlights a need for 65 dwellings over the next 5 years, which takes into account the existing planning permissions within the village. The proposed development would provide single storey dwellings suitable for older residents to downsize within the village, and therefore, release currently occupied properties to the market, which would provide further opportunities for young families to purchase a property within the village.

7.6.18 Furthermore, the Council's Planning Policy Officer – Affordable Housing has confirmed that the Council's Housing Register demonstrates an identified need for bungalows within Rippingale.

7.6.19 As such, on the basis of the evidence provided by the Council's Housing Register, and supplemented by the Council's Housing Needs Assessment, it is Officers' assessment that the application scheme would meet an identified need for housing, and therefore, would meet the requirements of Policy SP4(e) and Neighbourhood Plan Policy HD2(b). Conditions are proposed to be included to restrict the proposed development to single storey dwellings, and to ensure that they are delivered to the standards required by Part M4(2), to ensure that the scheme meets the identified need to justify the development.

7.6.20 In respect of Local Plan Policy SP4(c)(d) and Neighbourhood Plan Policy HD2 (ii)(iii), in view of the site's locational characteristics and the existing boundary treatments, the application proposals would be immediately adjacent to the existing pattern of development and would not extend obtrusively into the open countryside. In this case, it is Officers' assessment that the mature boundary hedgerow which marks the eastern and southern boundary of the site provides a substantial level of enclosure to the site, and visually represents a clear

distinction between the site and the surrounding open countryside. Furthermore, Officers' consider that it is possible for the layout of any future reserved matters application to achieve an arrangement, which would further provide a defensible boundary to the site, and preclude any additional development.

7.6.21 In respect of the remaining criteria of Policy SP4 and Neighbourhood Plan Policy HD2, these matters fall to be assessed against the relevant design material considerations outlined below.

7.6.22 Furthermore, it is noted that representations received from members of the public have objected on the basis that the proposed development would result in the loss of agricultural land. In this respect, the site is currently used as private amenity grassland / paddock land, which forms part of the land associated with an existing residential dwelling, and therefore, is not currently in agricultural use. Notwithstanding the above, the Provisional Agricultural Land Classification Maps indicates that the site is identified as Grade 3, with all areas of land within and neighbouring the existing village limits falling within either Grade 2 or Grade 3 land quality. Therefore, in assessing the scheme against the requirements of Policy SP1, it is Officers' judgement that there are unlikely to be any sequentially preferable sites of lower agricultural land value, in order to meet the identified housing need. Therefore, the application scheme would accord with the requirements of Policy SP1 on the use of agricultural land.

7.6.23 Taking all of the above into account, it is Officers' assessment that the proposed development does not benefit from clear evidence of substantial support from the local community and, therefore, are contrary to the requirements of Policy SP4 of the adopted Local Plan. Notwithstanding this, the application proposals would meet an identified local need for housing as required by Policy SP4(e) and Neighbourhood Plan Policy HD2(b). In this case, Neighbourhood Plan Policy HD2 requires development proposals to demonstrate that a scheme benefits from local community support or meets a proven local need for housing. Primary legislation directs that conflicts between policies within the adopted development Plan are required to be resolved in favour of the last document to be adopted, which in this case is the Neighbourhood Plan. As such, the conflict with Policy SP4(a) is outweighed by the compliance with the requirements Policy HD2, and as such, the proposed development scheme is acceptable in principle, subject to material considerations.

7.7 **Impact on the character and appearance of the area**

7.7.1 It is appreciated that public representations have raised objections on the basis that the proposed development would have an adverse impact on the character of the village due to its design, density and location. In addition, public representations and Rippingale Parish Council have objected on the basis that the development would have an adverse impact on long-range views into the village.

7.7.2 In relation to the above, it is noted that the previous application did not include any reasons for refusal relating to the impact of the development on the character and appearance of the area, and it is Officers' assessment that there have been no material changes in the intervening period, which would justify reaching a different conclusion on these matters.

7.7.3 Notwithstanding the above, the application has been submitted in outline with all matters reserved for future determination. As such, whilst the Applicant has submitted an Indicative Site Layout Plan demonstrating how the site could accommodate a scheme of up to 6 dwellings, this plan does not form part of the consideration of the current application and the

concerns raised in relation to the layout would be assessed as part of any future reserved matters submissions.

7.7.4 However, as a matter of principle, it is Officers' assessment that the site would be capable of accommodating 6 appropriately designed and scaled dwellings. The density of the development (at approximately 13 dwellings per hectare) is deemed to be appropriate for a site on the edge of a rural settlement.

7.7.5 It is noted that the application site forms part of an identified Important View looking north from Doctor's Lane on the southern approach into Rippingale, as designed by Policy IV1 (Important Views) of the made Neighbourhood Plan. In addition, the Neighbourhood Plan supporting text indicates that any development of the land to the south of properties on High Street or East Street would detract from the important view of the village and would result in an urbanisation of the village.

7.7.6 In this respect, it is Officers' assessment that, as a matter of principle, the application site would be capable of accommodating 6 (no) appropriately designed dwellings in a manner, which would preserve the significance of the identified important view. In this respect, whilst landscaping would form a matter for consideration as part of a future reserved matters application, it is Officers' assessment that the retention and enhancement of the existing boundary treatments would assist in visually softening any development on the site, and would ensure that residential development would be viewed in the context of the existing properties on East Street and Doctor's Lane and would not detract from the identified views.

7.7.7 Taking the above into account, as a matter of principle, residential development of the site for 6 (no) dwellings would be appropriate for the site's rural village context, and would not detract from the overall character and appearance of the area. As such, the application proposals would accord with Local Plan Policy SP2, SP4, DE1 and EN1, Neighbourhood Plan Policies HD2, IV1 and DM1, and the adopted Design Guidelines SPD, and Section 12 of the Framework in this regard.

7.8 **Impact on neighbouring amenity**

7.8.1 It is noted that representations received from members of the public and Rippingale Parish Council have raised objections in relation to the impact of the development on the residential amenity of existing properties to the west of the site, fronting onto Doctor's Lane. In particular, it has been stated that the application proposals would result in an unacceptable loss of light and outlook, and would also be detrimental to the privacy and security of these properties.

7.8.2 In this respect, it is noted that public representations have also raised objections on the basis on the impact of the development on views from existing properties. Case law has clearly stablished that the loss of a private view is not a material planning consideration and, therefore, is not relevant to the determination of the current application.

7.8.3 As referenced above, the current application has been submitted in outline with all matters reserved for future determination. As such, the Indicative Layout Plan submitted with the application is for illustrative purposes only, and the exact layout and property designs would be subject of a future reserved matters application. Any consideration of that future application would require an assessment of the proposals against the Council's adopted Design Guidelines SPD, which sets out the relevant standards for assessing the provision of an appropriate standard of amenity.

7.8.4 However, as a matter of principle, it is Officers' assessment that the application site is sufficiently large and located in a manner which would enable the delivery of 6 well designed and positioned dwellings that would meet the required amenity standards contained within the adopted Design Guidelines SPD. In addition, the proposed dwellings are to be single storey only, and this is to be controlled via planning condition; this restriction would further limit the potential for loss of light and privacy for the neighbouring properties.

7.8.5 With regards to the concerns raised about the potential noise impacts associated with residential development on the site, it is noted that the application site is bound to the north and west by existing residential properties fronting onto East Street and Doctor's Lane, respectively. As such, residential development of the site would be compatible with the surrounding land uses and would not generate any alternative noise impacts when compared to the existing residential context of the site.

7.8.6 Furthermore, the Council's Environmental Protection Team have been consulted on the application proposals and have not raised any concerns that the proposed development would lead to any statutory noise issues. However, they have recommended the imposition of conditions requiring the submission of a Construction Management Plan to mitigate the potential short-term impacts associated with construction of the development, on the amenity of neighbouring properties. As such, it is proposed to include this request as a pre-commencement condition.

7.8.7 In relation to the concerns raised regarding the impact of the development on the security of the neighbouring dwellings, it is Officers' assessment that the proposed development scheme could be laid out and orientated in a manner which appropriately reduces the potential for crime occurring. For example, Building for Healthy Life encourages the use of a perimeter block layout, with properties arranged back-to-back with existing dwellings, in order to reduce the potential for crime to occur.

7.8.8 Taking the above into account, subject to the imposition of conditions, as a matter of principle, the application proposals would not give rise to any unacceptable adverse impacts on the residential amenity of neighbouring properties or future occupiers of the proposed development. As such, the application proposals would accord with Local Plan Policy DE1 and EN4, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.9 **Access, Highways and Parking Impacts**

7.9.1 It is acknowledged that representations received from members of the public have raised concerns about the suitability of the highways network within the village to accommodate a development of this scale, and have also raised concerns about the safety of the access from East Street.

7.9.2 In this respect, it is noted that the previous application did not include any reasons for refusal relating to highways safety and capacity, and it is Officers' assessment that there have been no material changes, which would justify reaching an alternative conclusion on these issues.

7.9.3 As indicated above, the application has been submitted in outline with all matters (including access) reserved for future determination. Notwithstanding the above, the application has been accompanied by an Indicative Site Layout, which indicates that the proposed development would be served by an upgrading of the existing private access to 30 East Street. The Indicative Layout identifies that this access route would be widened to 4.1m for the first 10 metres from East Street.

7.9.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections to the scheme, subject to the imposition of conditions relating to the provision of a Construction Management Plan; this is to be secured as a pre-commencement condition, as detailed above.

7.9.5 Whilst the application is submitted in outline with all matters reserved, given that there is only one point of potential access to the site, the Local Highways Authority have previously assessed the suitability of this point of access from East Street, and they have confirmed that the visibility splays indicated and the proposed access width would be in accordance with the relevant highways design guidance.

7.9.6 Similarly, the LHA have confirmed that the application proposals would not give rise to any unacceptable adverse impacts on the surrounding public highway network.

7.9.7 Consequently, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety or highways capacity. Whilst matters of access would be formally assessed as part of any reserved matters application, there is only one available access point for the site, and the Local Highways Authority have confirmed that this access would meet all relevant highways design guidance. As such, the application proposals are assessed as being in accordance with Policy ID2 of the adopted South Kesteven Local Plan and Section 9 of the National Planning Policy Framework.

7.10 **Flood Risk and Drainage**

7.10.1 In respect of matters relating to flood risk and drainage, it is appreciated that representations received from members of the public have raised objection to the application proposals as a result of concerns about the adequacy of the existing foul drainage network to accommodate additional development. In addition, concerns have been raised that development of the site would exacerbate issues of surface water flooding.

7.10.2 The application site is located within Flood Zone 1 of the Flood Map for Planning, and is similarly identified as being at very low risk of surface water flooding. As such, the application site is concluded to present an overall low risk of flooding.

7.10.3 The submitted drainage strategy indicates that surface water would be managed in a subsurface attenuation chamber before being discharged to the local water network at a controlled rate. Foul water is proposed to be discharged into the existing mains sewer network in East Street, operated by Anglian Water.

7.10.4 In this respect, Anglian Water have been consulted on the application but have declined to provide any comments. Nonetheless, it is noted that the statutory drainage undertaker is obligated to accept foul water flows from developments with the benefit of planning permission and, therefore, in the event that planning permission were to be granted, they would be required to take any necessary steps to ensure that there is sufficient capacity to accommodate the scheme. In the event that substantive works were required to accommodate the development, it is anticipated that Anglian Water would have requested the imposition of planning conditions as part of their consultation response.

7.10.5 In relation to surface water drainage, the Local Planning Authority have consulted Lincolnshire County Council (as Lead Local Flood Authority); however, they are not required to provide comments on minor planning applications and, therefore, they have declined to comment.

7.10.6 Notwithstanding the above, whilst it is accepted that the application proposals would increase the extent of impermeable surfacing on the site, further details for the proposed drainage arrangements would be addressed through Building Regulations; this requires development to be carried out in accordance with Approved Document H; which sets out the acceptable standards for dealing with foul and surface water drainage from properties.

7.10.7 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse risks of flooding, and therefore, would accord with Policy EN5 of the adopted Local Plan, Policy FR1 of the made Rippingale Neighbourhood Plan, and Section 14 of the Framework.

7.11 **Impact on biodiversity and ecology**

7.11.1 It is noted that public representations have raised concerns about the impact of the proposed development on local habitats and protected species.

7.11.2 In this respect, the application has been accompanied by an Ecological Appraisal (Rachel Hacking Ecology) (February 2024) and associated Biodiversity Net Gain Metric, which has identified the following:

- Protection of ecological features (habitats and species) during the construction phase, and mitigation measures to protect, maintain and enhance ecological features during the operational phase of the development would be described in a Biodiversity Management Plan, which will be provided as a planning condition in advance of the commencement of development.
- Hedgerows TN1 and TN2 will be retained and managed to create an intact, dense structure with bramble replaced by Hawthrone or other larger shrubs. Planting native hedgerows on the north boundary and / or parts of the western boundary will increase the overall length of hedgerow habitat and provide a linear habitat gain.
- The development provides opportunities for enhancing bat roosting opportunities including: three Schwegler bat boxes attached to a mature tree trunk at least 4m above ground, and single integrated bat boxes to be attached to three buildings.
- The development provides opportunities for enhancing nest birds including: 6 nesting boxes attached to mature trees and 3 nesting bricks installed in gable ends away from windows and doors or on garages.
- Implementation of the proposed measures will reduce the BNG deficit for area habitats and remove the linear habitats deficit. Grassland verges, additional tree planting, a scrub buffer zone and new hedgerow plant will have a positive impact, but the extent of such measures would not eradicate the area units deficit.

7.11.3 In the context of the above, it should be noted that the application proposals were submitted in advance of the statutory obligation for minor planning applications to achieve a 10% net gain in biodiversity. As such, whilst the proposed development falls to be assessed against Policy EN2 of the adopted Local Plan, which seeks to achieve a net gain where possible, there is no policy requirement for a development to achieve a minimum 10% net gain.

7.11.4 Taking the above into account, it is Officers' assessment that the submitted information demonstrates that the proposed development would seek to protect and enhance local ecological features, and this would be further evidenced through the submission of any future reserved matters relating to landscaping. Conditions are proposed to require the

submission of a Biodiversity Management Plan prior to the commencement of development and to ensure compliance with the recommendations of the Ecological Appraisal.

7.11.5 Consequently, subject to the imposition of conditions and the submission of reserved matters relating to landscaping, it is Officers' assessment that the application proposals would be in accordance with Policy EN2 of the adopted Local Plan, and Section 14 of the Framework.

7.12 **Climate Change**

7.12.1 It is appreciated that the current application is in outline only – with all matters reserved for future determination – and as such, matters relating to layout and design of the proposed dwellings do not form consideration as part of the current application. However, the application has been accompanied by a Design, Access and Planning Statement (Clive Wicks Associates), which outlines the following comments in relation to compliance with Policy SB1:

- The development will meet the latest building regulations requirements as a minimum.
- The development will have air source heat pumps for heating and hot water, and these will comply with the "microgeneration certification scheme planning standard" or equivalent as may be revised.
- The proposed development will achieve the minimum 110l/p/d restriction on water used.
- Each dwelling will have at least 1 car charging point.

7.12.2 Whilst the above measures are indicative with the overall principles of sustainable development, it is not possible as part of this outline planning application to confirm that the detailed development proposals would meet the full requirements of Local Plan Policy SB1. However, this could be appropriately addressed through the imposition of conditions requiring the submission of further details of sustainable building measures as part of any future reserved matters application.

7.12.3 Therefore, subject to the imposition of conditions, the proposal would represent sustainable development, and would accord with the requirements of Policy SB1 and SD1 of the adopted Local Plan.

7.13 **Ground Conditions**

7.13.1 As identified above, it is appreciated that the application site comprises undeveloped grassland, which forms part of the extended garden areas associated with 30 East Street. As such, the likelihood of ground contamination is low.

7.13.2 Notwithstanding the above, the Council's Environmental Protection Team have been consulted on the application proposals and have confirmed that they have no objections, subject to the imposition of conditions requiring the submission of a Phase 1 Ground Investigation and, where necessary, subsequent remediation of the site.

7.13.3 As such, subject to the imposition of conditions, the proposed development would be in accordance with Policy EN4 of the adopted South Kesteven Local Plan and Section 15 of the National Planning Policy Framework.

7.14 **Other Matters**

7.14.1 Heritage Lincolnshire (as Local Archaeological Advisors) have been consulted on the application proposals and have confirmed that the application site lies within an area of archaeological interest, where previous archaeological investigations have found structural remains of a medieval building together with reused masonry dating from the medieval period, which suggested the presence of a religious building. In view of the above, they have recommended that further investigations should be undertaken, which should include a programme of trial trenching. It is proposed that this scheme of additional investigation could be secured via a pre-commencement condition.

7.14.2 Subject to the imposition of this condition, the proposal would be in accordance with Local Plan Policy EN6 and Section 16 of the National Planning Policy Framework on these matters.

8 Crime and Disorder

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act would be breached.

10 Planning Balance and Conclusions

10.1 Section 38(6) of the Planning and Compulsory Purchase Act requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this respect, it is appreciated that the current application is a revised submission of S23/0507, which was refused by the Local Planning Authority in May 2023 for reasons relating to the absence of community support for the scheme and insufficient evidence of a local housing need.

10.2 The current application has sought to address the previous reason for refusal by providing further evidence in relation to a proven local need for housing in Rippingale. In this case, it is Officers' assessment that the Council's Housing Register coupled with the submitted Housing Needs Assessment provides evidence of a local need for bungalows, and therefore, the proposed development would comply with the requirements of Policy HD2 of the made Neighbourhood Plan.

10.3 In this respect, it is noted that Policy HD2 of the Neighbourhood Plan adopts a more permissive approach to development proposals on the edge of the village, insofar as it requires applications to demonstrate evidence of local community support or an identified need for housing.

10.4 In this context, whilst the application scheme does not benefit from substantial community support, and therefore, is contrary to the requirements of Local Plan Policy SP4(a), Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires the conflict between Policy SP4 and Policy HD2 to be resolved in favour of the policy in the plan that was most recently adopted. In this case, the Neighbourhood Plan was made after the Local Plan was adopted, and therefore, the conflict falls to be resolved in favour of the Neighbourhood Plan policy.

10.5 Consequently, it is Officers' assessment that the conflict with Policy SP4 of the adopted Local Plan is outweighed by the provisions of Policy HD2 of the Neighbourhood Plan and, therefore, the principle of development is acceptable, subject to material considerations.

10.6 In this respect, as a matter of principle, the application scheme would accord with the adopted development plan in respect of all relevant material considerations.

10.7 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with the adopted Development Plan when taken as a whole, and the material considerations in this case would also justify granting planning permission.

11 Recommendation

11.1 To authorise the Assistant Director – Planning to GRANT planning permission, and subject to the proposed schedule of conditions outlined below.

Schedule of Condition(s)

Time Limit for Commencement

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever is the latter.

   Reason: In order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Time Limit for Reserved Matters

2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
   i. Access
   ii. Appearance
   iii. Landscaping
   iv. Layout
   v. Scale

   Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

   Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

3) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

   a. Site Location Plan (Ref: 22-2581-LP/Rev A)

   Unless otherwise required by another condition of this permission.

   Reason: To define the permission and for the avoidance of doubt.

Before Development is Commenced

Written Scheme of Investigation

4) Before the development hereby permitted is commenced, a written scheme of archaeological evaluation shall have been submitted to and approved in writing by the Local Planning Authority.

   Thereafter, all works on site shall be carried out in accordance with the approved Written Scheme of Investigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Biodiversity Management Plan

5) Before the development hereby permitted is commenced, a Biodiversity Management Plan setting out a scheme of measures to manage and mitigate the impacts of the development on ecological features, and deliver a biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The submitted Management Plan shall be in broad accordance with the measures set out within the Ecological Appraisal (Rachel Hacking Ecology) (February 2024).

   Thereafter, the measures contained within the approved Biodiversity Management Plan shall be completed prior to first occupation of the development.

   Reason: In order to deliver an ecological enhancement as required by Policy EN2 of the adopted South Kesteven Local Plan and Section 15 of the National Planning Policy Framework.

Construction Management Plan

6) Before the development hereby permitted is commenced, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impact of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:
   a. The phasing of the development to include access construction;
   b. The on-site parking of all vehicles of site operatives and visitors;
   c. The onsite loading and unloading of all plant and materials;
   d. The onsite storage of all plant and materials to be used in constructing the development;
   e. Wheel washing facilities;
   f. The routes of construction traffic to and from the site including and off-site routes for the disposal of excavated material; and
   g. A strategy stating how surface water runoff on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

   Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction, and to ensure that suitable traffic routes are agreed.

Sustainable Building

7) As part of any reserved matters application(s) for the site, details demonstrating how the proposed dwellings would comply with the requirements of the Local Plan Policy SB1 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

be in broad accordance with the details contained within the Design, Access and Planning Statement (Clive Wicks Associates) (received 26 February 2024), and shall demonstrate how carbon dioxide emissions would be minimised through the design and construction of the development, details of water efficiency, and the provision of electric car charging points for each dwelling.

The approved sustainable building measures shall be completed in full for each dwelling in accordance with the agreed scheme, prior to first occupation of each dwelling hereby permitted.

Reason: To ensure that development mitigates and adapts to climate change.

Phase I Ground Investigation

8) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing :
    a. A desk top study documenting all the previous and existing land uses of the site and adjacent land (Phase 1);

Should the Phase 1 study identify potentially contaminative uses, the Applicant shall proceed to a Phase 2 site investigation detailed below:

    b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required.
    c. A detailed scheme for remedial works (should such works be required) and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of future occupants of the site; and in accordance with Policy EN4 of the adopted Local Plan and guidance contained in the NPPF.

Materials details

9) As part of any reserved matters application(s) relating to appearance, details of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

During Building Works

Ecological Appraisal Compliance

10) All works on site shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (Rachel Hacking Ecology) (Dated February 2024).

Reason: To provide ecological enhancement and to comply with Policy EN2 of the adopted South Kesteven Local Plan and Section 15 of the NPPF.

Contamination Verification

11) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall include unless otherwise agreed in writing:
    a. A complete record of remediation activities and data collected, as required in the remediation scheme to support compliance with the agreed remediation objectives
    b. As built drawings of the implemented scheme
    c. Photographs of the remediation works in progress; and
    d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused or had the potential to cause land contamination, and to ensure that the proposed remediation will not cause pollution in the interests of the amenities of future occupants of the site; and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

Construction Hours

12) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on adjacent residential dwellings.

Ongoing

Number of Dwellings

13) The total number of dwellings to be constructed on the application site shall not exceed 6 in total.

Reason: To define the permission and for the avoidance of doubt.

Local Housing Need

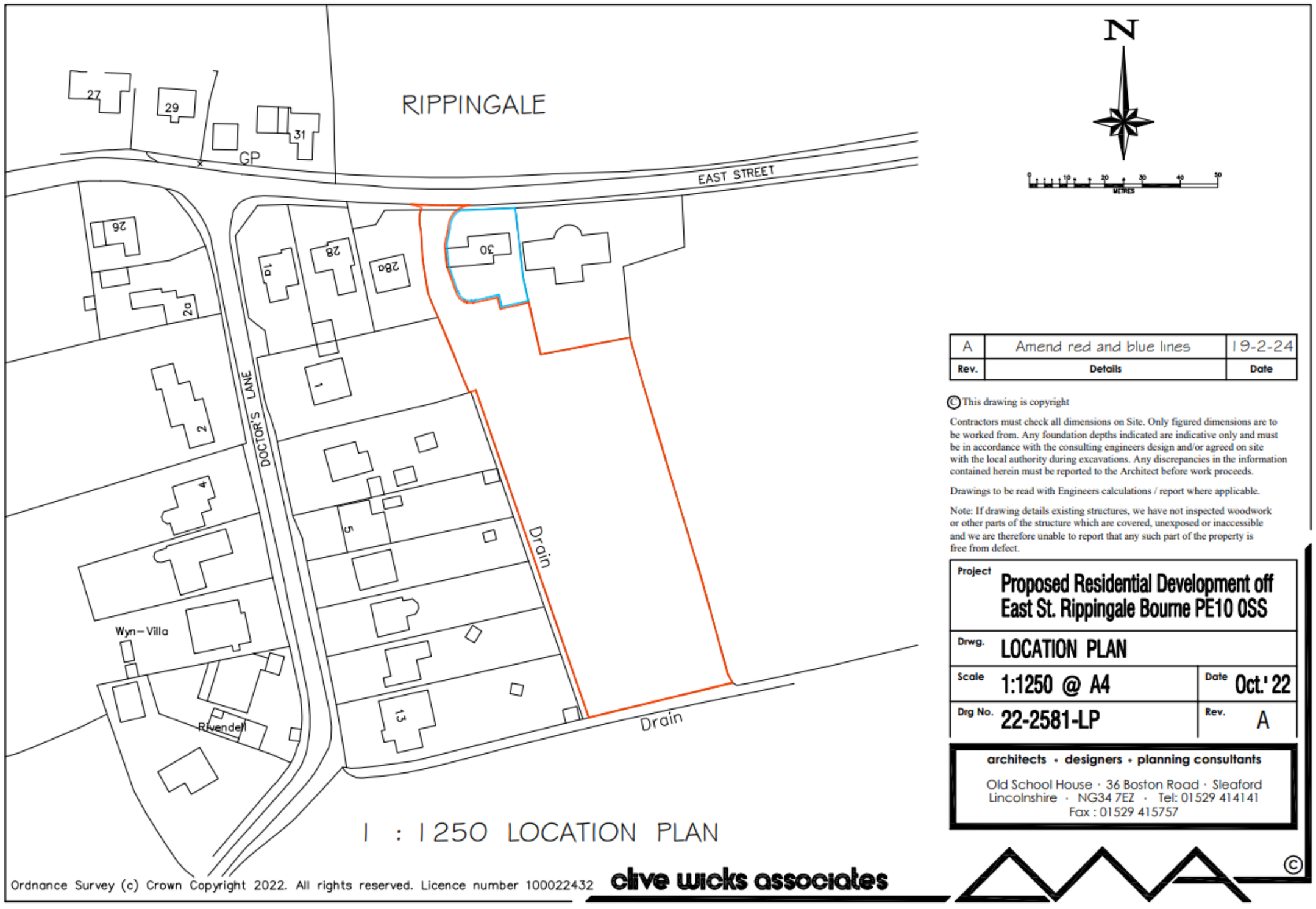
14) All dwellings on site shall be strictly single storey only and shall be designed to comply with the requirements of Part M4(2) of the Building Regulations.

Reason: To ensure that the proposed development meets the identified local housing need as required by Policy HD2 of the made Rippingale Neighbourhood Plan.

Standard Note(s) to Applicant

1) In reaching the decision, the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (December 2023).
2) In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary, Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.
3) The permitted development requires the formation of a new / amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with the current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost of the applicant, and must be agreed prior to a vehicle access application.
4) The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.
5) Please contact the Lincolnshire County Council Streetworks and Permitting Team to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timing of these works.

Site Location Plan



1 : 1250 LOCATION PLAN

Rev.	Details	Date
A	Amend red and blue lines	19-2-24

Project	Proposed Residential Development off East St. Rippingale Bourne PE10 0SS
Drwg.	LOCATION PLAN
Scale	1:1250 @ A4
Date	Oct.' 22
Drg No.	22-2581-LP
Rev.	A

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Indicative Site Layout