



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 16 May 2024 that was received after the agenda was published.

S24/0315

Proposals: Outline application for the erection of up to 6 dwellings with associated access and infrastructure

Site Address: 30 East Street, Rippingale

Summary of Information Received

Following the publication of the main report, the following additional information has been received:

1. Consultation comments from the Council's Planning Policy – Affordable Housing Officer
2. Representation from the Applicant
3. 3 additional public representations.

Representations received from consultees

Following the publication of the main report, formal comments have been received from Council's Planning Policy – Affordable Housing Officer, these have been published on the Council's website alongside the application, and can be summarised as follows:

"In order to ascertain housing need in a particular area, there are several sources of evidence. Firstly, the SKDC Housing Register can confirm the number of households waiting to be housing in sheltered accommodation in Rippingale. Sheltered accommodation is generally defined as single level accommodation for older people and those with disabilities:

No. of Beds	1 Bed	2 Bed	3 Bed	4+ Bed
No. of Applicants	22	19	14	6

The numbers above include 1) the number of applicants on the Housing Register currently resident in Rippingale and waiting to be housed; and 2) the number of applicants with a preference to be housed in Rippingale, but not currently resident in the location.

From the information above, it is evident that there is a need in Rippingale for the type of accommodation being proposed.

In July 2023, the Developer commissioned a Housing Needs Assessment; the evidence suggests that additional accessible and adaptable dwellings suited to the need of older people is the most urgent and pressing need. This view is supported by the evidence in the HNA which indicates that residents over the age of 50 are due to increase by 53.5%.

The evidence provided from the Housing Register and the Housing Needs Assessment arguable supports the requirements of Policy SP4(e) of the Local Plan and Policy HD2 of the Rippingale Neighbourhood Plan”.

Representations received from the Applicant

Following publication of the main report, a formal representation has been received from the Applicant, which has been published on the Council’s website. However, the representation can be summarised as raising the following points:

1. The scheme has been designed to be bungalows for a variety of reasons; 1) there is a proven need for Rippingale for such properties; 2) bungalows would reduce any potential loss of privacy and light for neighbouring properties; 3) the proposal would be in keeping with the density of development for the surrounding area.
2. Lincolnshire County Council (as Local Highways Authority) have confirmed that they have no objections to the access arrangement.
3. The Drainage Strategy has concluded that surface water runoff can be safely discharged to the riparian watercourse, and that foul water can be safely connected to the existing Anglian Water foul drainage system.
4. The scheme would have a positive impact on biodiversity, wildlife and ecology.
5. The scheme would include EV charging stations, air source heat pumps and a minimum 110l/p/d restriction on water.
6. The Housing Needs Assessment provides overwhelming evidence to support the proposed housing type as a proven local need for present and future demands in Rippingale.

Representations received from members of the public

Following the publication of the main report, 3 additional public representations have been received, all of which have raised formal objections to the application scheme. The material considerations raised within the representation can be summarised as follows:

1. No change from the previously refused application.
2. There is no evidence of support for the development
3. Foul water drainage cannot be accommodated.
4. The development would exacerbate existing issues with surface water drainage.
5. The proposed access arrangements would be unsafe.
6. The site is a habitat for local wildlife

Evaluation

It is the Case Officer's assessment that the formal comments received from the Council's Planning Policy Officer – Affordable Housing provides further evidence to substantiate the position that there is a need for bungalows within Rippingale. As such, these comments, coupled with the Housing Needs Assessment discussed within the main report, demonstrates that there is a need for bungalows within Rippingale, and the proposed scheme would contribute towards meeting the identified housing need. Consequently, it is Officers' assessment that the scheme would meet the requirements of Policy HD2 of the made Rippingale Neighbourhood Plan.

In respect of the matters discussed within the Applicant's written representation, as well as the additional representations received from members of the public, it is Officers' assessment that these comments do not raise any additional matters beyond those discussed within the main report. As such, it is Officers' position that these representations do not alter the assessment made within the original report.

It is noted that the additional public representations have also raised objections on the basis of potential damage to neighbouring properties. In this regard, potential damage to neighbouring properties is deemed to be a private civil matter, which would be subject to resolution through a Party Wall Agreement, and therefore, is not a material planning consideration for the determination of the application.

Recommendation

To authorise the Assistant Director – Planning to GRANT planning permission, subject to the proposed schedule of conditions