



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

27 November 2025



S25/1685

Proposal:	Application for approval of reserved matters relating to access, appearance, layout following outline planning permission S24/0315
Location:	30 East Street, Rippingale, PE10 0SS
Applicant	Mr Wright
Agent	Rick Smith Design Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none">• Compliance with the outline planning permission• Impact on the character and appearance of the area• Impact on neighbouring amenity• Impact on trees
Technical Documents:	<ul style="list-style-type: none">• Construction Method Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Aveland

Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

17 November 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to REFUSE reserved matters consent

[illegible]

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 comprises an area of grassland / paddock, which was an extension of the private amenity space associated with the existing 2-storey residential property at 30 East Street; the proposed site is clearly demarcated from the main private amenity space associated with the dwelling.
- 1.2 The site is bound to the north by the 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 development site benefits from 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 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 north-eastern boundary of the application site – forming the boundary of the proposed access point – is defined by the side elevation of 30 East Street, as well as low level metal estate railing.
- 1.4 The site is not subject to any planning policy constraints.
- 1.5 Outline planning permission for the erection of up to 6 dwellings and associated access and infrastructure (All matters reserved) was granted in May 2024 under application reference S24/0315, following consideration of the application at Planning Committee on 30th May 2024.

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to access, appearance, layout, landscaping and scale for 6 dwellings pursuant to outline planning permission S24/0315.
- 2.2 The application submission has been accompanied by a series of Proposed Site Plans, Elevation Plans and Flood Plans, which indicate that the development would comprise of 6(no) 3-bed bungalows, which would be built to Category M4(2) standards. The proposed bungalows would range in size from 138 sq. metres to 157 sq. metres in size.
- 2.3 Access to the site is to be taken via an extension of the existing private drive access serving 30 East Street, which runs along the north-western boundary of the site. The access is to be widened at the entrance from East Street to form a 5m wide tarmac access and would be extended along the western boundary of the application site; within the site itself, the access would be a block paved surface. A new garage and parking area for the host dwelling (30 East Street) would be positioned immediately to the rear of the dwelling, along the eastern boundary of the site.
- 2.4 The proposed bungalows would be situated to the east of the private drive access. Plots 1 and 2 are to be served from a separate spur from the access and would be orientated broadly north-south. Plot 3 and 4 would be served by individual access points from the

private drive and would front onto the drive, orientated east-west and would each have detached single garages. Plots 5 and 6 would be positioned at the southern end of the site, and as above, would be served by individual accesses, which would provide turning and parking areas for the dwellings. The individual access points are marked to be surfaced with gravel.

- 2.5 Front boundaries are to be marked with box hedging, whilst boundaries between dwellings are to be marked by 1.8m close boarded fencing. The existing mature boundary hedgerow to the south and east boundaries is shown to be retained and set behind post and wire fencing.
- 2.6 The proposed dwellings are broadly uniform and simplistic in their appearance and constructed with brickwork with stone facing front projections under a Swiss pearl slate roof. All windows and doors are to be sash style uPVC aluminium with stone headers and cills. Each dwelling includes an air source heat pump to the side elevation.

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
S24/0315	Outline application for up to 6 dwellings and associated access and infrastructure	Approved 31/05/2024
		Conditionally

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 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 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 **Heritage Lincolnshire**

5.2.1 Condition 4 of S24/0315 requires the undertaking of an archaeological evaluation in advance of development.

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

5.3.1 No objections.

5.3.2 The vehicular access to the site is in line with that which was proposed at outline and meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Councils Design Approach and turning space has been provided within the limits of the site to allow vehicles to enter and leave in a forward gear and therefore, it is considered that this proposal would not result in an unacceptable impact on highway safety.

5.3.3 The access will be subject to a Section 184 Agreement with Lincolnshire County Council which is separate to the planning application process.

5.4 **Rippingale Parish Council**

5.4.1 Part M4(2) is still an optional standard for general housing stock and there is no statement saying Part M4(2) is being met in this application. In addition, the siting of development next to a sixty mile an hour road without suitable or safe pedestrian pathways would put older people / people with disabilities at risk and we cannot see provision for such pathways.

5.4.2 The bungalows described would not address the need for local affordable housing.

5.4.3 The entrance to the site is close to the junction with Doctors Lane and a 60 mile an hour road. An issue was raised concerning the lack of a turning circle on the site as part of the outline planning process. This issue has not been addressed in this application.

5.4.4 Flooding and the capacity of the sewerage system to cope during times of flooding is a known troubling issue from our village therefore it is critical any new development does not make a bad situation worse. There are no details of pumping stations and sewerage other than a reference to a sketch included in the original outline planning application. The original outline application had a pump for sewerage, and this has been left off this application and neither does the application identify whose responsibility it would be to manage the pump.

5.4.5 The application does not address concerns regarding exacerbation of subsidence in the Doctors Lane area adjacent to the site, given 3 properties have been extensively

underpinned because of subsidence and two other properties close to the waterlogged area have now been affected, all connected to the prevalence of very elastic, dense 'Blisworth clay' in this part of the village.

- 5.4.6 The outline planning decision notice required before commencement that an archaeological evaluation be completed. Has this been completed? If not, when will it take place?
- 5.4.7 The biodiversity survey identified the presence of a badger sett. Having a badger can lead to digging on lawns. How will the applicant ensure that the badger sett is protected and not destroyed once the bungalows are occupied.
- 5.4.8 There is little or no public support for this development.

5.5 **SKDC Environmental Protection**

- 5.5.1 No objections to the submitted method statement.

5.6 **SKDC Tree Officer**

- 5.6.1 No comments received.

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 7 interested parties, all of whom have raised formal objections. The material consideration raised in the representations can be summarised as follows:

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

- a. The density of the development is out of keeping with the area

(2) Access and Highways

- a. No turning circle has been provided meaning larger vehicles will have to reverse on to East Street.

(3) Flood Risk and Drainage

- a. No provision has been made for a foul pumping station

(4) Biodiversity and Ecology

- a. Loss of ecological value and wildlife habitat
- b. Potential impact of the access on root systems for neighbouring trees.

(5) Other Matters

- a. Rippingdale lacks the amenities to accommodate new development.
- b. Absence of public support for the development
- c. Outline planning permission should not have been granted.

- 6.2 As identified above, a number of public representations have raised objections to the principle of development on the site and challenged the legality of the outline planning permission.

- 6.3 The site benefits from outline planning permission for 6 dwellings and, therefore, the principle of development has been deemed to be suitable. The current application deals with the reserved matters relating to detailed design i.e. access, appearance, landscaping,

layout and scale. As such, the principle of development cannot be revisited as part of the current application.

- 6.4 In respect of queries regarding the suitability and legality of the outline planning permission, concerns have been raised regarding matters of planning judgement rather than any procedural errors. In any event, the judicial review period for the outline planning permission has lapsed, and therefore, the site does benefit from a lawful outline permission.

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 consists 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 2024) 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. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations was undertaken between July and August 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the evidence base accompanying the Local Plan Review is a material consideration and must be taken into account.

7.5 Compliance with the Outline Planning Permission

- 7.5.1 As referenced above, the current application seeks the approval of reserved matters relating to access, appearance, layout, landscaping and scale for 6 dwellings pursuant to outline planning permission S24/0315. As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.

- 7.5.2 Condition 7 of the outline planning permission required the submission of details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 as part of any reserved matters application.

- 7.5.3 In this respect, the submitted Proposed Site Layout provides the following information in relation to sustainable building requirements:

- Energy Consumption – Use less energy consumption through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling to meet this, the development will meet the latest building regulations requirements as a minimum and specification to be finalised in building regulations package.

- Renewables / Low Carbon – Maximising the use of renewable energy and low carbon energy generation systems by each dwelling having 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. As such, the units will be within noise limitations and will not impact on the amenity of neighbouring properties. As already stated, the dwellings will be built to at least the most current level of thermal efficiency at the time of construction.
- Water Resources – The proposed development will achieve 110 l/p/d as a minimum and will meet current building regulations.
- Contributing to low-carbon travel – Each dwelling will have at least 1 car charging point (as required by building regulations). The site is within a short walking distance of all community facilities and this includes bus stops.

7.5.4 In respect of the above, it is Officer’s assessment that the submitted information does not provide sufficient detail to meet the requirements of Local Plan Policy SB1. In particular, the submission fails to provide information about how the proposal would follow the energy hierarchy of “Be Lean, Be Green, Be Clean”; for example, how has the proposed site layout been informed by proposals for passive ventilation, how has the materials selection reduced energy consumption? The applicant has failed to provide information about the reduction in water usage. The application also fails to provide sufficient information regarding the provision of EV charging points i.e. are these positioned in a convenient location which encourages use.

7.5.5 Condition 9 of the outline planning permission requires the submission of details of the materials to be used in the external surfaces of the development as part of the reserved matters application.

7.5.6 The submitted plans indicate the use of the following materials:

- Facing Brickwork – TBS Farmhouse Antique
- Facing Stonework
- Roof tiles – Swiss Pearl Slate Style
- Windows and Doors – Sash Style UPVC double glazed / aluminium colour in Agate Grey.

7.5.7 As set out in further detail below, it is Officer’s assessment that the submitted materials palette would not be in keeping with the character and appearance of the area and would not assist in assimilating the development into the existing village context.

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

7.6.1 Policy DM1 (Development Guidance) of the made Neighbourhood Plan requires new development proposals to have due regard to the guidance set out in the Design and Materials Code, including having reference to the Neighbourhood Profile. In this respect, the following guidance contained in the Neighbourhood Profile, and Design and Materials Code is relevant to the current proposals:

Neighbourhood Profile

- 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.

- 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.
- The predominant material is red brick, although some buildings are made of buff to orange brick. Rendered (cream) and painted brickwork (white) are traditional as well.
- 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.
- Roofs are normally covered with pantiles, slate or concrete tiles.

Design and Materials Code

- Local Materials: Ironstone use is 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.
- 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. Welsh slate is now widely used.
- Window Frames: Traditionally timber window frames were used, painted if softwood, or left untreated if hardwood like oak. Doors are also of timber.
- Local design: Traditional vernacular houses are simple, and mostly rectangular. They have an uncluttered appearance, with simple door and window openings and a large proportion of solid masonry. A particularly local feature is the Grantham lintel, a type of lintel seen above traditional sash windows, shaped into a form that looks like a moustache shaped that curves delicately upwards.
- In any development of more than two or three buildings, there needs to be some differentiation in design.
- 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 be encouraged, as distinct from metal and plastic.
- Gabled ends can be coped and a simple finial looks very effective and can be added. Window mullions add distinction and can be very simple. In the case of sash windows, the Grantham lintel should be considered.

7.6.2 In the context of the above, it is Officers' assessment that the submitted scale and layout proposed would not be in keeping with the urban morphology of the surrounding area. It is Officers' assessment that the proposed layout results in a form of development which appears over-engineered with excessive levels of hardstanding required to facilitate access and turning areas for the proposed dwellings. Furthermore, the footprint of the proposed dwellings results in a form of development which appears to be incongruous to the prevailing

character of the area, which is defined by properties situated in large plots and sitting comfortably within their settings.

- 7.6.3 The proposed layout also results in concerns relating to the long-term ownership and maintenance of the existing mature boundary hedgerows. As proposed, these features would appear to be situated within the private rear gardens of the proposed dwellings, which would increase the potential for their removal and replacement with domestic boundary treatments.
- 7.6.4 As identified above, the site does form part of an allocated Important View identified in the made Neighbourhood Plan and, as such, the retention and enhancement of these boundary features is deemed to be critical in ensuring that the proposed built form does not harm the characteristic features of this view.
- 7.6.5 In respect of the detailed design of the proposed dwellings, as outlined above, the Design and Materials Code of the made Neighbourhood Plan requires developments of two or more dwellings to provide differentiation in the design. With regards to this, it is Officers' assessment that the submitted proposals are predominantly uniform in their appearance, with limited variations in the roof type and internal layout. The dwellings do not display any variation in materials or fenestration, such that they would appear monotonous in the streetscape. Similarly, the external appearance does not incorporate any detailed design features which are highlighted as being characteristic of the local vernacular i.e. it does not include any coping to the gables, or any finials or window mullions.
- 7.6.6 Furthermore, as indicated above, it is Officers' assessment that the submitted materials palette is not characteristics of the local area; for example, the submitted scheme does not use any ironstone or Limestone, and does not incorporate pantiles or, as an alternative, Collyweston tiles or slate.
- 7.6.7 With regards to the proposed landscaping details, it is Officer's assessment that the proposed boundary treatments for Plot 1 would be inappropriate for its position within the site. In particular, the proposed close boarded fencing to the rear garden would occupy a prominent position on the private drive, which would be harmful to streetscape and would be more appropriate being treated with a boundary wall or hedgerow.
- 7.6.8 Taking the above into account, it is Officers' assessment that the proposed site layout, scale, appearance and landscaping would result in a form of development, which is not in keeping with the prevailing urban morphology and character of the village, and therefore would result in harm to the overall character and appearance of the area. As such, the application scheme is contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Rippingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.
- 7.6.9 Whilst it is noted that the Council are currently unable to demonstrate a five year housing land supply and, as such, the tilted balance is engaged. However, in this instance, the site benefits from outline planning permission and, therefore, the principle of 6 dwellings on the site has been established. The current application deals with the reserved matters relating to the detailed design of the development and, therefore, the most important policies for determining the application are those relating to design, and not the spatial strategy for the identification of land for development.
- 7.6.10 Nonetheless, Paragraph 11(d)(ii) recognises that the tilted balance does not override the requirement to securing well-designed places i.e. the benefits of the delivery of housing can

be achieved through a more-appropriate form of development. As detailed above, it is Officers' assessment that the submitted form of development would not be appropriate to the character of the area and, therefore, the tilted balance would be disengaged.

7.7 Impact on neighbouring amenity

- 7.7.1 In respect of the impact of the proposed development on the residential amenity of existing properties to the west and north of the application site, it is noted that there have been no objections raised by consultees in this matter.
- 7.7.2 Nonetheless, in assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed layout would ensure adequate separation distances between all new dwellings to ensure that all properties benefit from an appropriate level of private and outlook.
- 7.7.3 It is noted that some concerns have been raised relating to noise impacts from vehicles using the proposed private drive on the western boundary. In this regard, it is appreciated that the neighbouring properties fronting on to Doctor's Lane benefit from deep gardens and therefore, the vehicular movements would be situated approximately 30 metres from the rear elevation of these dwellings, which is considered to minimise the noise disruption that may occur. Nonetheless, it is Officer's assessment that the number of vehicular movements generated by the proposed development would not give rise to any unacceptable adverse noise impacts.
- 7.7.4 It is noted that the Council's Environmental Protection Team did not raise any objections or concerns that the proposed development would lead to any statutory noise nuisance. It is acknowledged that they have requested conditions requiring compliance with construction and delivery hours. However, the outline planning permission is subject to a condition requiring the submission of a Construction Management Plan, which would include hours of working, and therefore, these conditions would not be necessary.
- 7.7.5 Taking the above into account, it is Officers' assessment that 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 Framework on these matters.

7.8 Access, Parking and Highways Impacts

- 7.8.1 It is acknowledged that public representations received on the application have raised concerns regarding the safety of the access point on to East Street, and have also questioned the suitability of the internal access arrangements for accommodating larger vehicles.
- 7.8.2 Access to the site is to be taken via an extension of the existing private drive access serving 30 East Street, which runs along the north-western boundary of the site. The access is to be widened at the entrance from East Street to form a 5m wide tarmac access and would be extended along the western boundary of the application site; within the site itself, the access would be a block paved surface.
- 7.8.3 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application proposals and have confirmed that they have no objections. Specifically, they have confirmed that the access is in line with the visibility requirements set out in Manual

for Streets, and that the internal site layout accommodates sufficient turning areas to allow vehicles to enter and leave in a forward gear.

- 7.8.4 Notwithstanding this, the Case Officer notes that the access is proposed to be retained as a private access drive. As such, it should be noted that refuse vehicles will not access privately maintained roads and, as a result, refuse collection would be required to be undertaken directly from East Street. In this regard, the Case Officer notes that the Proposed Site Layout does not make any provision for a bin collection area within close proximity to the access and, this is likely to result in future occupiers of the site leaving bins in a disorganised manner. Whilst, this is unlikely to result in an unacceptable adverse impact on highways safety, it would result in the site appearing to be cluttered and poorly managed, which would further exacerbate the identified harm to the character and appearance of the area.
- 7.8.5 Taking the above into account, it is Officers' assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and highways capacity. 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.
- 7.8.6 Notwithstanding this, it is Officers' assessment that the access would not be developed to adoptable standards and therefore, will be required to be privately maintained. In this context, the application scheme fails to make appropriate provision for bin collection stores at the access onto the public highway to facilitate safe and convenient collection, such that the development is likely to result in refuse bins being cluttered at the site access in a manner which would be harmful to the character and appearance of the area.

7.9 **Flood Risk and Drainage**

- 7.9.1 In respect of matters relating to flood risk and drainage, it is appreciated that representations have raised objections to the application proposals as a result of concerns about the adequacy of the existing foul drainage network to accommodate additional development. Similarly, concerns have also been raised regarding the exclusion of a foul pumping station from the site layout, which had previously been included in the Indicative Site Layout submitted as part of the outline planning application.
- 7.9.2 As detailed in the Committee Report on the outline application, whilst it is accepted that the proposed development would increase the extent of impermeable surfacing on the site, further details of 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 surface and foul water drainage from properties.
- 7.9.3 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 Ripplingale Neighbourhood Plan, and Section 14 of the Framework.

7.10 **Impact on trees and ecology**

- 7.10.1 It is noted that public representations have raised objections on the basis that the proposed development would lead to an unacceptable impact on the ecological value of the site and the loss of wildlife habitat, and that the proposed access road would cause damage to the root systems of trees in the neighbouring gardens.

- 7.10.2 In respect of the above, it should be noted that the outline application was submitted in advance of the statutory obligation for minor planning applications to achieve a 10% net gain. 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 the development to achieve a 10% net gain.
- 7.10.3 Notwithstanding this, conditions are imposed on the outline planning permission which require the submission of a Biodiversity Management Plan prior to the commencement of the development, and for all works, to be carried out in accordance with the previously submitted Ecological Appraisal.
- 7.10.4 Nonetheless, as stated previously, the proposed layout does cause concerns relating to the long-term ownership and maintenance of the existing mature boundary hedgerows. As proposed, these features would appear to be situated within the private rear gardens of the proposed dwellings, which would increase the potential for their removal and replacement with domestic boundary treatments.
- 7.10.5 Similarly, it is also noted that the Ecological Appraisal submitted with the outline application recommended the planting of native hedgerow on the northern boundary and / or parts of the western boundary to increase the overall length of hedgerow habitat and to provide a linear habitat gain, these recommendations have not been implemented as part of the submitted landscaping scheme.
- 7.10.6 Taking all of the above into account, whilst the submitted landscaping scheme fails to accord with the details provided as part of the outline planning application, conditions imposed as part of that permission would ensure that the development would comply with Policy EN2 of the adopted Local Plan and Section 14 of the Framework.

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 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 principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions of the outline planning permission, as well as compliance with the adopted Development Plan.
- 10.2 As detailed above, it is Officer's assessment that the submitted information pursuant to Condition 7 does not provide sufficient detail to meet the requirements of Local Plan Policy SB1. In particular, the submission fails to provide information about how the proposal would follow the energy hierarchy of "Be Lean, Be Green, Be Clean"; for example, how has the proposed site layout been informed by proposals for passive ventilation, how has the materials selection reduced energy consumption? The applicant has failed to provide

information about the reduction in water usage. The application also fails to provide sufficient information regarding the provision of EV charging points i.e. are these positioned in a convenient location which encourages use.

- 10.3 Furthermore, the materials details provided pursuant to Condition 9 would not be in keeping with the character and appearance of the area and would not assimilate the development into the surrounding context. The submitted details are also contrary to the Design and Materials Code forming part of the made Rippingale Neighbourhood Plan.
- 10.4 In respect of the submitted reserved matters relating to access, appearance, layout, landscaping and scale, it is Officer's assessment that the submitted access arrangements into the site are acceptable and would not give rise to any unacceptable adverse impacts on highways safety.
- 10.5 However, the submitted details relating to appearance, layout, landscaping and scale would not be in keeping with the urban morphology of the surrounding area. In particular, the proposed scale and layout would result in a form of development which is over-engineered, with excessive levels of hardstanding, and dwellings which are uncomfortably large for their respective plots sizes.
- 10.6 The submitted layout also raises concerns about the long-term retention and stewardship of the mature boundary hedgerows, which are important in mitigating the potential impact of the development on the designated Important View identified in the made Rippingale Neighbourhood Plan. Furthermore, the layout also fails to provide adequate bin collection points near the access on to East Street, which are necessary in view of the internal access road not being designed to adoptable standards, and therefore, would not be capable of being used by refuse vehicles.
- 10.7 In respect of the detailed design of the proposed dwellings are predominantly uniform in their appearance, with limited variations in the roof type and internal layout. The dwellings do not display any variation in materials or fenestration, such that they would appear monotonous in the streetscape. Similarly, the external appearance does not incorporate any detailed design features which are highlighted as being characteristic of the local vernacular i.e. it does not include any coping to the gables, or any finials or window mullions. As stated above, the proposed materials palette is also contrary to the made Design and Materials Code.
- 10.8 Finally, the submitted landscaping details fails to provide appropriate boundary treatments for Plot 1, which occupies a prominent location on the internal access road and requires a suitable treatment given the orientation of the dwelling and associated garden. The proposed details would appear harsh in the streetscene and would be harmful to the overall quality of design of the development.
- 10.9 Taking all of the above into account, it is Officers assessment that the submitted appearance, layout, landscaping and scale details would result in a form of development which is not in keeping with the character and appearance of the area and would result in harm to the character of the surrounding area. The proposed development would represent poor quality design, which would be contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Rippingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.
- 10.9.1 Whilst it is noted that the Council are currently unable to demonstrate a five year housing land supply and, as such, the tilted balance is engaged. However, in this instance, the site

benefits from outline planning permission and, therefore, the principle of 6 dwellings on the site has been established. The current application deals with the reserved matters relating to the detailed design of the development and, therefore, the most important policies for determining the application are those relating to design, and not the spatial strategy for the identification of land for development.

- 10.9.2 Nonetheless, Paragraph 11(d)(ii) recognises that the tilted balance does not override the requirement to securing well-designed places i.e. the benefits of the delivery of housing can be achieved through a more-appropriate form of development. As detailed above, it is Officers' assessment that the submitted form of development would not be appropriate to the character of the area and, therefore, the tilted balance would be disengaged.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to REFUSE reserved matters consent for the following reason:
- (1) The proposed site layout, scale, appearance and landscaping would result in a form of development, which is not in keeping with the prevailing urban morphology and character of the village, and therefore would result in harm to the overall character and appearance of the area. As such, the application scheme is contrary to Policy DE1 of the adopted Local Plan, Policy DM1 and IV1 of the made Ripplingale Neighbourhood Plan; the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework. The material considerations in this case, including the tilted balance, do not outweigh the identified conflict with the Development Plan, or the identified requirement to secure well-designed places as detailed in the Framework.

Proposed Site Layout

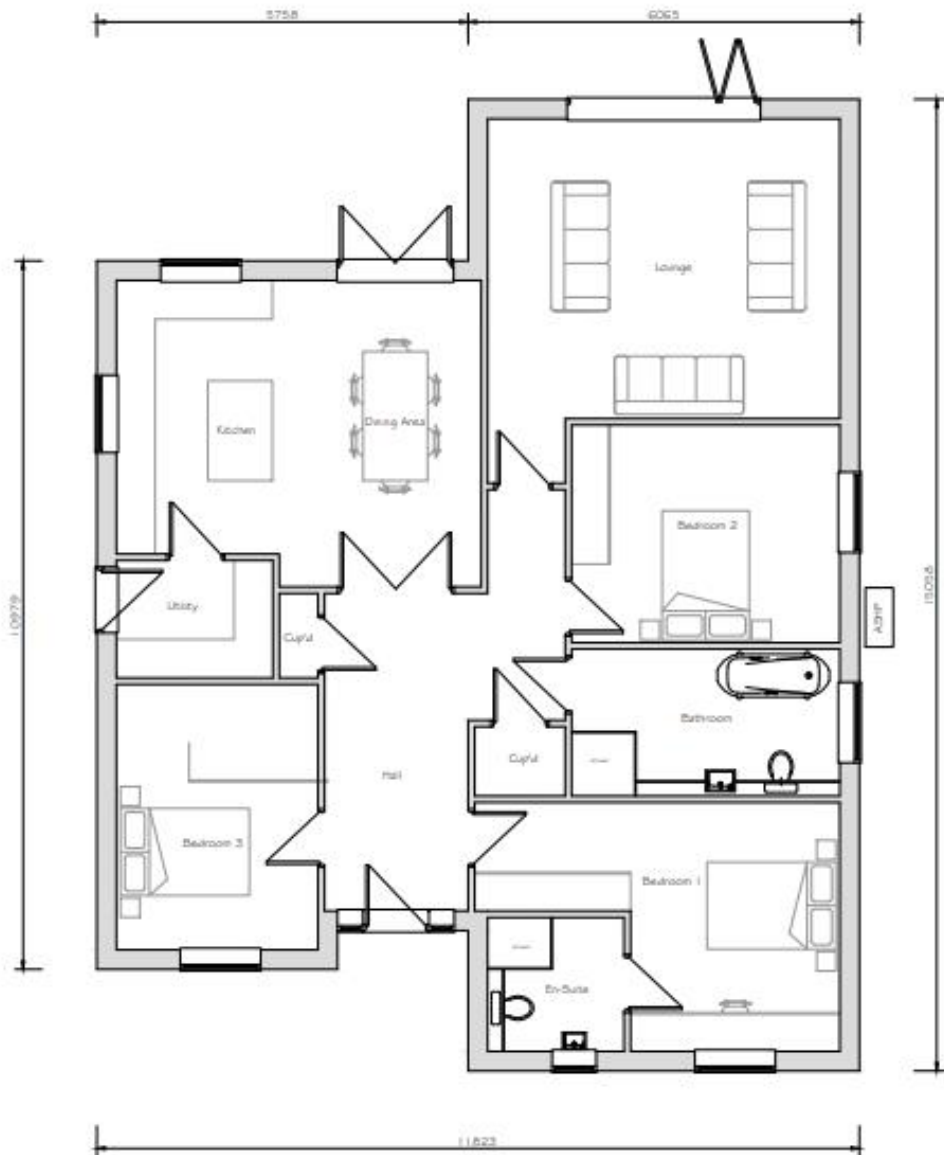


Proposed Plans and Elevations

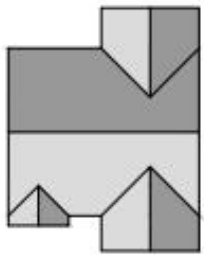


Plot-1-Proposed Elevations - (scale 1:100)

ALL WINDOWS AND FEATURE BI-FOLD DOORS TO BE SASH STYLE PVCU DOUBLE GLAZED / ALUMINIUM
- COLOUR TO BE AGATE GREY WITH STONE HEADERS AND CILLS



Plot-1
Proposed Floor Plan (scale 1:50)
floor area = 140.0 m² (internal) excl. garage



Revision	Description	Date
1	Proposed Development at Land Behind, 30 East Street Rippingale, Bourne Lincolnshire	
2	Plot 1 Proposed Plans, Elevations, Roof Plan and Visuals	
253510-03		07/25
Rick Smith Design Architectural Design Consultants Jedbert House, 18 Garsington Road, Oxford, Oxfordshire OX4 2EP Tel: 01235 814363 or 01235 838748 or email: rick@ricksmithdesign.co.uk		

