



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

16 April 2026



S25/2183

Proposal:	The erection of 10no. dwellings, associated infrastructure and green space
Location:	Land Off Brambling Walk, Rippingale, Bourne, PE10 0WB
Applicant:	Mr Mark Dennis, Seagate Homes
Agent:	Mr Andrew Hodgson, Pegasus Group
Application Type:	Full Planning Permission (Major)
Reason for Referral to Committee:	Application requires a Section 106 Agreement to secure financial contributions Departure from the Development Plan and Officers are minded to approve the application.
Key Issues:	Principle of development Impact on the character of the area Impact on neighbours residential amenities Impact on highway safety Ecology Impact Flooding and Drainage
Technical Documents:	Biodiversity Net Gain Metric and Report Drainage Strategy and Statement Arboricultural Impact Assessment Preliminary Ecological Appraisal

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Aveland

Reviewed by:

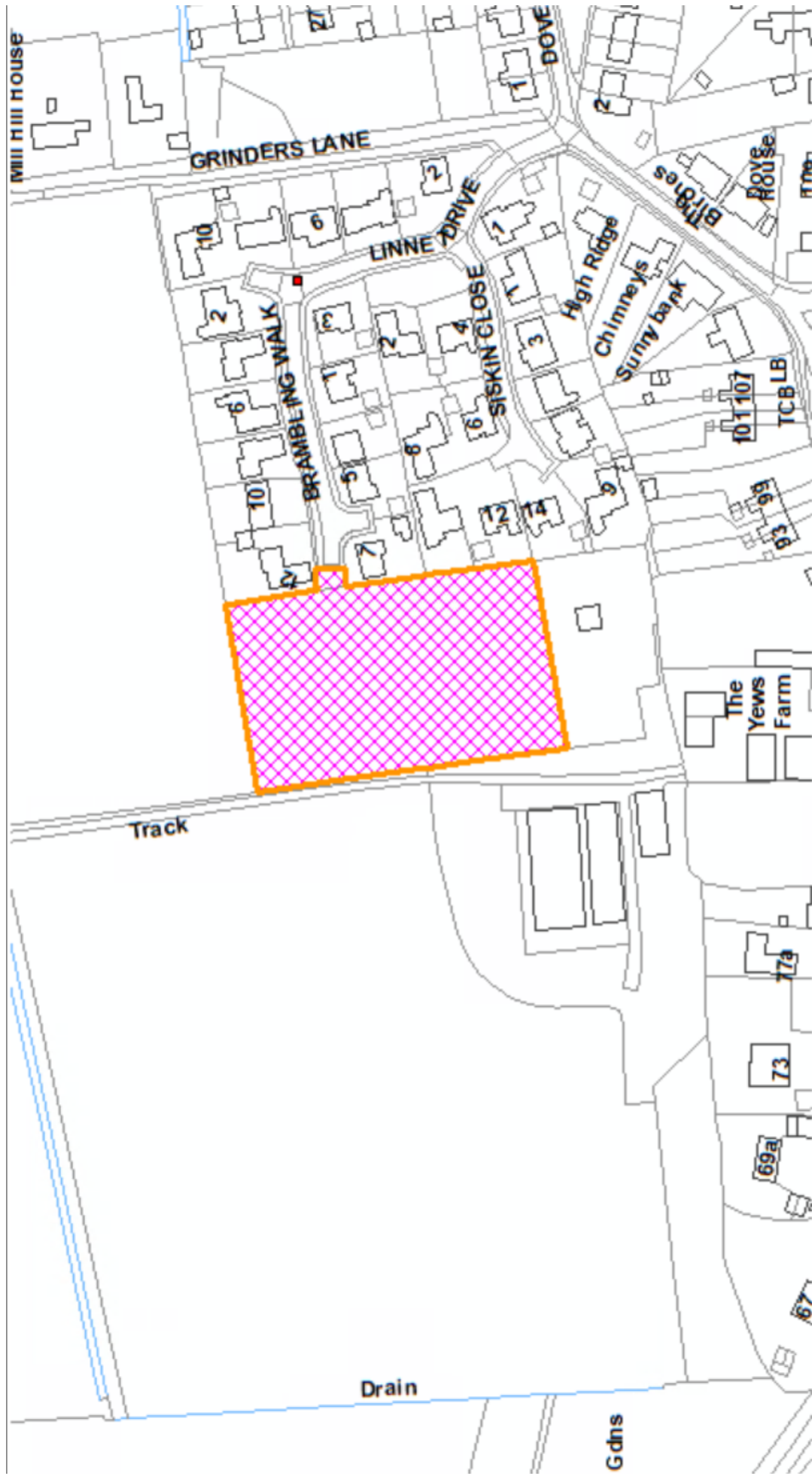
Adam Murray – Principal Development Management Planner

7 April 2026

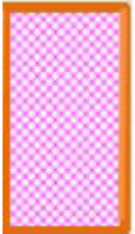
Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and

In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises of a parcel of land located to the west of the cul-de-sacs Brambling Walk and Siskin Close in the village of Rippingale. The site presently is an undeveloped greenfield site. Access to the site is via Brambling Walk.
- 1.2 To the north of the site is open countryside, to the west of the site is predominantly open countryside with there being several agricultural buildings to the southwest, on the opposing side of an access track that is adjacent the western boundary of the of the site.

2 Description of the Proposal

- 2.1 The proposal is for the erection of 10no. two-storey dwellings. The proposal includes a mix of housing types, ranging from 3 to 5 bedrooms and includes 2 affordable housing units for discounted market housing. There is a mixture of parking spaces, integral garages. detached single and detached double garages.

3 Relevant History

- 3.1 There is no relevant site history.

4 Relevant Planning Policies and Documents

SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy EN2 – Protecting Biodiversity and Geodiversity
- Policy EN5 – Water Environment and Flood Risk Management
- Policy SB1 – Sustainable Building Measures
- Policy SP1 – Spatial Strategy
- Policy SP2 – Settlement Hierarchy
- Policy SP4 – Development on the Edge of the Settlement

Rippingale Neighbourhood Plan 2023-2036

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places
- Section 9 - Promoting Sustainable Development
- Section 5 – Delivering a sufficient supply of homes

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

5 Representations received as a result of publicity

- 5.1 Please note that this section includes an Officer summary of the consultation responses. Full details are available to view on the Council's Planning Portal.
- 5.2 This application has been advertised in accordance with the Council's Statement of Community Involvement and 13 letters of representation have been received. The points raised can be summarised as follows:

1. Ensuring provision is made for swifts via the planning system is crucial, and the scheme should incorporate features like swift nesting bricks. 3 Swift nesting bricks per dwelling would be ideal.
2. There is a covenant in respect of the western boundary hedge of 7 Brambling Walk. Access to the field is needed to maintain this hedge,.
3. Properties built on the field would result in No.7 Brambling Walk being overlooked, with a loss of privacy and of light
4. Dust, mud and noise from the construction process would result in difficulty to the lives on existing occupiers in Brambling Walk
5. There are existing issues navigating around Brambling Walk, Dovecot and Station Street with blind bends, sharp corners and narrow footpaths in places. There is a school bus stop on Dovecot. The addition of additional vehicles for 10 new dwellings would exacerbate these issues.
6. There are no transport facilities within the village and no amenities in the village such as schools, doctors, dentists, shops etc. so these houses will need cars and exacerbate traffic issues.
7. 2 years ago large and mature trees were removed from the site, one of which housed a colony of bats.
8. The field is home to a number of animals including hedgehogs, birds, small deer and a barn owl
9. Station Street has always been prone to flooding, both water and raw sewage coming from the drains. Bearing in mind that Brambling Walk is one of the highest points in the village, the dykes that border the land become flooded which results in streams of water flooding down Grinders Lane and on to Station Street. The proposed development would therefore reduce natural soak away and introduce roofs, driveways and an additional road, therefore adding more flood water. Serious consideration must be given to the building of so many houses on a fairly small plot, surely this will only add to the flood problems.
10. Plot 1 would overlook Deening House, No,10 Siskin Close. The layout should be amended to address this or Plot 1 should become a single storey dwelling. No.10 & No.12 Siskin Close would be sited at a lower level than the development and therefore exacerbate this issue. With the drainage report confirming that higher floor levels are required due to flood risk, this would further increase the impact of the relationship between Plot 1 and No.10 Siskin Close.
11. The drainage solution involves the use of geocellular tanks and pumps. The life cycle of such tanks is around 40 years and pumps much less. My concern is who will be ensuring these systems are installed correctly, who will be maintaining and replacing these components in the years following construction and at what cost to local authorities
12. Additional houses will increase flood risk and resulting damage to surrounding houses
13. Insufficient village infrastructure and facilities for this proposal and the other applications for houses in and around Rippingale currently
14. The Statement of Community Involvement states "access will be taken from Brambling Walk, not Station St/Dovecote". The only access either vehicle or pedestrian to Brambling

Walk is from Station Street, via Dovecote to Linnet Drive. Dovecote is barely wide enough for two cars to pass each other, let alone heavy construction traffic.

15. The ecology appraisal is a waste of time considering the impact of the felling of the seven mature trees that were taken down in early 2023, without permission. Who was responsible and who gave permission?

16. Many attempts have been made to rectify the flooding on Station Street with limited success.

17. The application states that the plot is not close to running water. There is a dyke that runs along the rear of the plot and continues through to Grinders Lane. Water levels in this dyke have been observed increasing over recent years, which has resulted in frequent flooding on Station Street during periods of heavy rainfall. Any further development in close proximity to the dyke is likely to exacerbate existing drainage and flooding issues.

18. The footpath on Dovecote, has not been maintained for over 25 years and is now significantly overgrown. As a result, pedestrians frequently use the carriageway instead of the footpath which is a safety risk when considering construction traffic and additional vehicles.

19. The plans indicate the planting of two large trees which would result in a loss of light to neighbouring properties

20. Access to Brambling Walk is via Linnet Drive and Dovecote which also provides access to Grinders Lane (both residential & agricultural) and Siskin Close. A postcode check shows 92 addresses in these four roads and that would therefore rise to over 100 if the development proceeded. It is my understanding that today for a whole new development of that size an absolute minimum road width of 5.5 metres would be required with ideally a footpath of 2 metres width. The section of Dovecote that feeds the other three roads is barely 5 metres in width with only a single footpath to one side of just over 1 metre width so well below the current standard set to cope with today's increased level of traffic and vehicle size and provide safe access for all including emergency vehicles.

21. The proposed development is excessive in scale and density when considered in the context of the existing street and wider village. This is not an infill development but a disproportionately large scheme that is out of keeping with both the street and the size of the village

22. The proposed development contradicts the Council's adopted Neighbourhood Plan and fails to align with principles of sustainable development, infrastructure capacity, environmental protection, and community wellbeing. The village is not stagnated or underdeveloped. There are currently a high number of new housing developments under construction, with pockets of land being developed in a more sensitive manner that minimises impacts on drainage and infrastructure. This proposal fails to consider cumulative impacts and represents overdevelopment in a settlement already experiencing growth pressures

23. The application does not adequately demonstrate that flood risk will not be increased downstream.

24. The submitted drainage statement is based on a development of 9 dwellings, not the 10 proposed in the application. It is unclear what further negative effects this discrepancy will have on hydraulic calculations, residual flood risk, and infrastructure capacity.

25. Three geocellular attenuation tanks are proposed, including Tank 1 beneath Plot 2's driveway and Tank 3 beneath Plot 10's driveway. The application fails to clearly explain how these tanks will be accessed, inspected, maintained, or funded, or who will be responsible in the event of failure. The largest tank is located beneath communal green space, severely limiting planting options and biodiversity potential due to future access and excavation requirements
26. The development offers no meaningful environmental improvements.
27. The proposal includes private surface water pumping stations serving Plots 1 to 4. These systems are inherently vulnerable to failure if not properly maintained and would pose risks to neighbouring properties. The financial burden of maintaining and replacing pumps would fall on who? Homeowners, a third-party management company or the council? resulting in ongoing costs that negatively affect affordability, desirability, and long-term sustainability
28. The proposal fails to achieve the mandatory 10% biodiversity net gain for the habitat category, resulting in a net loss of habitat units. The proposed communal green space, constrained by underground infrastructure, will only support basic planting and grass, offering minimal ecological value
29. Extending the existing Brambling residential road into the proposed development will create a high-speed environment unsuitable for family living, encouraging speeding by cars and motorbikes as road becomes a long and straighter stretch without any possible speeding deterrent.
30. Relocating the existing turning head further into the new development will likely result in non-residential vehicles manoeuvring within the residential street rather than using the turning area, exacerbating safety and amenity issues (mounting pavements and going into private roads).
31. There are no safe walking or cycling routes between the village and the nearest town Bourne. Residents are heavily reliant on private cars, and the bus service is limited. Claims of an hourly bus service are not reflective of reality. The development includes no provision for children's play area or cycling infrastructure, further reducing its suitability for families.
32. Formal community support was not achieved during the pre-application consultation. The proposal would have an adverse impact on existing residents and neighbouring properties, and outweigh any benefits claimed by the application
33. The planning layout also leaves scope for future expansion, as the cul-de-sac road is not physically blocked by development, creating uncertainty for residents.
34. The garage to Plot 10 would overshadow the rear garden of No.12 Brambling Walk
35. The measurements on the revised plans does not take into account a large Conservatory which extends a further 4.9 metres approximately from the rear of No.10 Siskin Close. This conservatory is a fully habitable room all year round benefitting from both timer-controlled heating and a separate cooling/heating air-conditioning unit. The distance from my conservatory to Plot One is significantly less than what is considered appropriate for overlooking purposes. The separate double garage of Plot One is also placed close to the boundary between No.10 Siskin Close and Plot One and will significantly shade the garden of No.10. There is no requirement to place this garage so far back and the driveway can be easily shortened and still provide off-road parking in front of it.

6 Representations received

6.1 Parish Council

6.2 1. Flooding Rippingale Neighbourhood Plan Policy FR1 Flood Risk 1. Rippingale is subject to varying degrees of flood risk. As appropriate to their scale, nature and location development proposals should: a. avoid increasing flood risk elsewhere. Run off from the site post-development must not exceed pre-development rates.....

b. Surface water should be managed effectively on site. Relevant planning applications should be accompanied by a statement of how surface water is to be managed and in particular, where it is to be discharged. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.

6.9.3 Neighbourhood Profile: From the collated comments responding to local consultation, local people expressed concerns regarding flood risk. These concerns are reflected in paragraph 7.1.33 of the Neighbourhood Profile. Rippingale, having had a history of flash flooding,

6.9.1 The National Planning Policy Framework 2021 (NPPF): NPPF paragraph 159 to 162 states that plans should consider the impact of flood risk and steer new development to areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area.

The developer states in 3.8 that there is not a risk of flooding. There is risk of flooding to the wider community as the development (particularly the scale and location) would increase sewerage and surface water run-off into a system already not able to cope, increasing the likelihood of flooding to communities living in Grinders Lane and Station Street. Rippingale sits at the bottom of a shallow fen edge valley and is subject to regular and increasing flash flooding. Environment agency maps do not reflect current actual flooding in the village. Flooding is a known issue particularly on Grinders Lane and Station Street (both areas impacted by the development) due to both surface water run-off and the sewerage system being overwhelmed as highlighted in the attached BBC news article <https://www.bbc.co.uk/news/articles/c39rxwydkpgo>. During December 2025 and January 2026 we have had a further near miss on Station Street and Grinders Lane with Dykes within a few cm of bursting their banks and an incident of flooding on Grinders Lane. We have a team of emergency volunteers checking and clearing drains 24/7 and still we have incidents and cannot absorb further housing. Even with mitigations proposed in the drainage statement there would still be additional flows into sewerage and surface water systems.

The developer cites multiple times e.g., in 3.4 South Kesteven District Council cannot currently demonstrate that it has enough housing sites to meet future needs. A site which will involve loss of a field at a high point on the edge of the village absorbing surface water during flash flooding plus, adding drainage from 10 houses will increase flooding in Grinders Lane and Station Street. The site will reduce natural water absorption and add to an already overwhelmed drainage system and is not the answer.

2. Transport and Amenities

Rippingale has been identified in planning hierarchy of villages as an unsustainable village within South Kesteven Plan and therefore should not be prioritised for housing development.

Transport - In 2.4 the developer evidences that a regular bus connection that operates to Bourne. This is not the case, there is a school bus, a bus on Thursday morning and Call Connect therefore residents rely on driving or booking taxis to get about. For example, a

resident needing an urgent GP appointment had to give 10 days-notice to Call Connect to book a bus to the GP and back making even the Call Connect service unusable.

Amenities - There are few amenities in the village. We do not have any essential amenities such as a school, GP Surgery, shop or post office and the church is a festival church only. Therefore, any additional population would need to drive to access amenities in other villages or towns.

The developer argues in 3.12 that Policy SP1 acknowledges that small- scale development adjacent to smaller villages can contribute to local sustainability and help maintain rural vitality. A site of large detached houses which without access to any essential amenities will create many more car journeys not rural vitality as circa 40 more people travelling regularly to essential services and is not the answer.

3. Ecology

4.5 states the development is safeguarding trees and delivering BNG. Google maps 2020 shows the presence of mature trees across the site. We cannot see those trees on the Preliminary Ecological Appraisal, BNG of drainage report of the site. Have the trees been removed to allow for the development if so when were the trees removed? If the trees have been removed, we would expect the loss of those trees to be taken into account in any ecological Appraisal and BNG.

4.15 refers to erection of bat boxes and bird boxes. Has a bat survey and survey of protected species been completed?

4. Rippingale Neighbourhood Plan Edge of Village Development

Policy HD 2 Developments on the edge of Rippingale Village

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

a. clear evidence of substantial support* from the local community is demonstrated through an appropriate, thorough and proportionate pre-application community consultation exercise; or

b. the proposed development meets a proven local need for a particular type of housing, based on an up-to-date housing need assessment or assessment of the type and number of housing able to promote the longer-term sustainability of the village.

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

2. The proposal must also:

i. be well designed and appropriate in size/scale, layout and character to the setting and area;

ii. be adjacent to the existing pattern of development for the area;

iii. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area; and,

iv. enable the delivery of essential infrastructure to support the growth proposed.

3.14 The developer states, a public consultation exercise was carried out, comprising a leaflet drop to approximately 350 properties within Rippingale, together with a dedicated website and email feedback. What was the methodology for the survey design, how did the developer ensure the survey validity and reliability and were villagers who responded by

mail given a way to know that their views had been received and logged. The returns from the survey showed villagers were in the majority against the development which echoes views from members of the community shared with the Parish Council.

The developer agrees in 3.12 that Policy SP1 Spatial Strategy supports sustainable patterns of growth that meet identified housing needs, foster balanced communities, and make efficient use of land. A Rippingale housing needs survey has not been completed and no evidence that the village needs more large detached homes.

In 3.3 the developer states delivering a modest number of new homes on a well-contained site that adjoins the existing built form of Rippingale. The site is not contained and would expand the built form of the village into open countryside.

In 3.13 the developer state the proposed development of 10 dwellings is consistent with ... policy approach, offering a scale of growth that is proportionate and appropriate to Rippingale's character and role within the settlement hierarchy. There are currently circa 950 people and 350 homes in the village. 4.3 The developer states deliver a balanced mix of detached and semi detached homes in keeping with the surrounding context. There are currently over circa 40 homes in the planning system, (excluding class Q predominantly large detached dwellings) and this development is the largest, therefore either separately or cumulatively the scale and balance of the development is neither proportionate or appropriate.

Environmental Protection

Requested informative notes be attached in relation to construction work and delivery hours.

Lincolnshire County Council Education

No objections subject to S106 contributions.

Lincolnshire Fire and Rescue

Request that fire hydrants are installed in number and location at the developer's cost and or alternative source of water supply if required. Additionally, requested consideration of vehicle access which would normally be dealt with at the Building Regulations consultation stage and is referenced in Approved Document B vol 1 and 2 section B5.

Black Sluice Internal Drainage Board

Provided a guidance note for property owners and developers.

Affordable Housing Officer (SKDC)

To provide 30% Affordable Housing, on a development of 10 units, would require 3 units of relevant tenure. Recommended to be 2 affordable rent units and 1 affordable housing unit.

Heritage Trust

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. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

Therefore, given this 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 present at the site. This evaluation should initially consist of trial trenching. Further archaeological

mitigation work may be required if archaeological remains are identified in the evaluation. All archaeological works should be undertaken in accordance with an Written Scheme of Investigation submitted to and approved by the Local Planning Authority

NHS Lincolnshire

No objections subject to S106 contributions.

Anglian Water Comments

No objection, subject to conditions.

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 adopted development plan comprises of the following documents:

7.2 - South Kesteven Local Plan 2011-2036 (Adopted January 2020)

7.3 – Ripplingale Neighbourhood Plan (Made 18 May 2023)

7.4 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the adopted Design Guidelines for Rutland and South Kesteven.

7.5 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

7.6 Principle of Development

7.6.1 In this case, the proposal relates to a site of roughly 0.44 hectares, which is located immediately to the northwest of the existing main built-up part of the settlement. The majority of the agricultural land within the district is Graded 3, with the land surrounding Ripplingale being predominantly Graded 2. As such, the proposal would result in the loss of BMV agricultural land, which would be a negative impact and should be given weight in the decision-making process, however the scale of the site and the grading of the land would also be material considerations in how much weight is attributed to this impact.

7.6.2 Decisions about the location and scale of new development will be taken on the basis of the settlement hierarchy set out in Policy SP2. Policy SP2 (Settlement Hierarchy), alongside Policy SP1, seeks to focus the majority of new development to Grantham to support and strengthen its role as a Sub-Regional Centre, followed by the three other market towns being Stamford, Bourne and The Deepings, then in the hierarchy comes the larger villages, followed by smaller villages. SP2 states that development in Smaller Villages, development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.

7.6.3 The application site is situated to the west of Brambling with at the northwestern edge of the existing built- up area of Ripplingale. Whilst there is residential development to the east and to the south of the site along Station Street, past a further area of greenfield land, there is

open countryside to the north and west of the site. The application proposal is therefore considered to be extension the existing built form of Rippingale beyond its existing limitations and, therefore, Policy SP4 (Development on the edge of settlements) is the relevant policy to establish the principle of development on this site. The applicant's submission acknowledges that the proposal is for an edge of settlement site.

- 7.6.4 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 are met. This requires the proposal to:-
- (a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum.
 - (b) Be well designed and appropriate in size, scale, layout and character to the setting and 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 seeks to address a specific targeted need for local market housing; and
 - (f) Enable the delivery of essential infrastructure to support growth proposals.
- 7.6.5 A pre-application community consultation exercise carried out as detailed within the submitted Statement of Community Involvement (SCI) in the supporting documentation. The SCI identified that as part of the consultation exercise, leaflets were distributed to approximately 350 properties in Rippingale with a return slip and a dedicated email address/website created to allow for responses to be collected. The SCI states there was 19 responses, 2 of which were in support, 6 neutral and therefore based on the information available it can be concluded that there is not there is substantial support from the local community for the proposal.
- 7.6.6 The parish council have objected to the proposal. The scheme is therefore considered to be contrary to SP4(a).
- 7.6.7 Policy HD2 of the Rippingale Neighbourhood Plan closely follows the criteria of the above policy, however is more permissive in that it states applications should:
- 7.6.8 (a) Clear evidence of substantial support from the local community through an appropriate, thorough or proportionate pre-application community consultation exercise; **or** [emphasis added]
- 7.6.9 (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.
- 7.6.10 Nevertheless, it has already been established that the scheme does not have substantial community support and it is noted that the submission does not specifically demonstrate that it meets a proven local need for a particular type of housing as per the requirements or criteria (b).

- 7.6.11 As identified above, the LPA is not meeting the identified required housing land supply and therefore there is the presence of a tilted balance affecting applications for additional housing units such as this. The presence of the tilted balance weighs in favour of housing developments unless there are identified policies conflicts that outweigh the significant benefit of the provision of additional housing units.
- 7.6.12 Given the presence of the tilted balance the criteria of Policy SP4 (a and e) of the Local Plan and (a and b) HD2 of the Rippingale Neighbourhood Plan are considered to be out of date and only carry limited weight in the decision making process.
- 7.6.13 Further discussion on how the loss of BMV and the contradiction to SP4(a and e) and Policy HD2 of the Rippingale Neighbourhood Plan and would be weighed against the tilted balance in the decision as well as any further material planning considerations that arise against the site-specific criteria below.

7.7 **Character and Appearance of the Area**

- 7.7.1 Policy DM1 of the Rippingale Neighbourhood Plan states that:
- 7.7.2 Development proposals, will be supported where it is demonstrated that the proposed design, methods of construction, materials; street layout; street furniture; and boundary treatments:
- a. have given due consideration to the guidance set out in the Design and Materials Code at Annex F .
 - b. have referred to the Neighbourhood Profile (Annex C) to identify the physical features and characteristics that give the particular part of the Parish its local distinctiveness, and have responded accordingly;
 - c. will demonstrate use of environment-friendly and non-toxic materials in all aspects of construction; and
 - d. will provide best-achievable levels of thermal, energy and resource use efficiency.
- 7.7.3 The scale of the proposed dwellings being two storeys throughout is considered to be representative of the general scale of dwellings within both the adjacent cul de sacs Brambling Walk and Siskin Close, as well as the wider village of Rippingale.
- 7.7.4 The layout of the site would utilise the space available within the site, and allow for adequately sized plots throughout, each with sufficient separation distances to prevent the sense of overcrowding or excess of built form in any one area. 10 dwellings is considered to be an appropriate number of dwellings for a site of this scale.
- 7.7.5 The provision of the greenspace to the south of the access point when you enter the site would a positive visual element that would allow for a softened entry into the development, and offers a opportunity for soft landscaping. It is noted how this area of greenspace would be maintained and managed is not specifically specified as part of this submission and therefore a condition has been attached requiring these details be provided prior to the occupation of the dwellings. This condition would ensure this area is maintained and managed effectively.
- 7.7.6 The design and access statement confirms that the materials would be a combination of red and buff facing brickwork with clay or slate-effect tiled roofs. These materials are considered to be acceptable given that they reflect materials found within the locality and would not be at odds with the adjacent residential housing or wider village. Final details of

the materials for each dwelling by way of a material schedule to ensure the overall appearance throughout the development is acceptable.

7.7.7 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the adjacent residential development and surrounding context in accordance with Policy DM1 of the Ripplingale Neighbourhood Plan, NPPF Section 12, and Policy DE1 of the Local Plan.

7.8 Neighbours Residential Amenities

7.8.1 The concerns raised in representation regarding the relation between Plot 1 and No.10 Siskin Close were noted and further information regarding the relationship between these plots was sought from the applicant's agent. Subsequently, amendments to Plot 1's house type was provided, removing the rear gable of this property and demonstrating that there would now be in excess of 25 metres to No.10 Siskin Closes closest elevation from Plot 1's when measured back to back. This is in excess of the recommended 21 metres within the Rutland and South Kesteven Design Guidelines. It is noted that a further representation was received from No.10 Siskin Close advising that the measurements on the plans fail to take into account the conservatory on the rear of their property which extends a further 4.9 metres from the rear. The 21 metres recommended with the design guidelines is based on back-to-back distances from two storey elevations and relate to measurements for primary living areas, and therefore the conservatory would not be a relative factor within these guidelines, as it is not defined as a primary living space. Nevertheless, it is the Officers recommendation that No.10 Siskin Close would retain sufficient private amenity levels should this development be approved. Additional concern was raised over the location of the detached double garage and the impact this would have on overshadowing the garden to No.10 Siskin Close. The garage would be single storey in nature and is not considered to result in any unacceptable level of impact by way of overshadowing or dominance.

7.8.2 In terms of the relationship between the proposed dwellings and No.7 Brambling Walk

7.8.3 The comment received in relation to the garage to Plot 10 and the adjacent dwelling No.12 Brambling Walk's amenity space are noted. Based on the scale and positioning of the proposed garage being such that is single storey and would only partially extend past the rear elevation of No.12 Brambling Walk, with sufficient separation between the garage and the boundary, there would be no unacceptable adverse impact on the residential amenity level of No.12 Brambling Walks rear amenity space. There would be no unacceptable resulting impact of overlooking/loss of privacy or overshadowing and loss of light.

7.8.4 It is acknowledged that there would be associated impacts from the construction process such as noise, dust and resulting construction/delivery vehicles, however these can be mitigated through appropriate management and methods. It is considered appropriate due to the scale of the development to attach a condition requiring the submission of a construction and environmental management plan to mitigate any impacts from construction, such as noise, dust, construction traffic/parking. As such a condition has been attached accordingly.

7.8.5 The proposed tree planting along the boundaries with the existing neighbours has been raised as a concern due to the potential that they may result in overshadowing to the neighbours' properties. Given their location to the west of the neighbouring properties, there would be limited impact by way of sunlight, with sufficient levels of sunlight and daylight still available from the south. Appropriate maintenance of the trees would also mitigate any impact.

7.8.6 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.9 Highway Safety

7.9.1 Concerns have been raised within representation in that the existing footways and roadways that facilitate access, via Station Street and Dovecot, to the development are unsafe, with there being insufficient space for two large vehicles to pass and unmanaged boundaries result in residents often having to walk within the highway.

7.9.2 Whilst noting that the proposal would result in an increased number of vehicle movements to and from the site, Lincolnshire County Council raised no objections the schemed on the basis of highway safety, which would include the assessment of the number of overall dwellings served by the various access points from Station Street.

7.9.3 Concern regarding the management of the roadside hedging/landscaping should be directed to the Highways Authority for them to look to address this if the highway/footway is adopted by the Highways Authority.

7.9.4 The proposed access point off Brambling Walk is considered to be acceptable, with there being sufficient off-street parking provision indicated on the plans for each of the proposed dwellings.

7.9.5 It is noted that the Highways Authority requested the removal of one of the footways on the originally submitted layout plan to allow for the provision of a swale. Subsequently, an amended plan was provided to reflect this change.

7.9.6 The point raised in relation to there not being any alternative sustainable transport routes to and from the village, in terms of walking and cycling and a regular bus service are noted. It is acknowledged that based on Rippingale being a smaller village, occupiers of the development would be reliant on cars for access to elements of infrastructure, however sufficient provision has been made for car parking within the site, and the Highways Authority have not raised objections based on an increased level of traffic to and from the site as a result of the development. The reliance on cars is however a material planning consideration and will be factored into the planning balance.

7.9.7 The concerns in relation to construction traffic and parking would be addressed through the condition relating to a construction and environmental management plan, which would need to sufficiently demonstrate appropriate solutions and would be assessed in conjunction with the Environmental Protection Team and Highways Authority.

7.9.8 The speed limit for road users in and out of the development would be no greater than that of the existing residential area and therefore this change would not give rise to speeding past the residential properties. Furthermore, the turning head being relocated within the site would still allow sufficient opportunity for turning within the residential area and should road users being parking dangerously or illegally then this would be a matter that would be addressed through alternative regulatory regime.

7.9.9 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.10 Ecology and Biodiversity

- 7.11 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals.
- 7.12 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, the required BNG metric has been provided that demonstrates that there would be a net deficit of 73.09% of onsite habitat units and a net gain of 25.77% of hedgerow units on site. This means that a further 2.12 habitats units would be required via off-site provision. Conditions have been attached in relation to the submission of the relevant habitat management and monitoring in respect of the on-site provision and additionally requiring details of how the off-site provision would be achieved.
- 7.13 Comments have been received in relation to the presence of wildlife within the site, that include birds, deers and hedgehogs. It is noted that the representations include that there was previously additional vegetation within the site that have been removed in 2023. The applicant's agent confirms that trees were removed from the site, and their removal has been taken into account in terms of the relevant calculations for BNG as the calculations are based on the site as of 2021. There was reference in representation to one of the trees being removed being a 'colony' for bats. A licence is required from Natural England when carrying out works that involve protected species such as bats, if there are concerns that works were undertaken without the correct licences then it is advised to contact Natural England. In respect of whether permission was required for the removal of the trees from the Local Planning Authority, the trees were neither protected by a Tree Preservation Order nor a Conservation Area and therefore prior consent was not required from the LPA.
- 7.13.1 A Preliminary Ecological Appraisal (PEA) accompanies the submission, and details that there was there was no protected species identified within the site and no further surveys were required but did provide recommendations as to precautionary and enhancement measures to undertake in respect of safeguarding against potential protected species, habitats and to increase the overall biodiversity value of the site. These consist of:
- The installation of bird boxes and bat boxes into the buildings;
 - Installation of two bee bricks into each dwelling;
 - Careful clearance of the site following recommended guidance
 - A lighting scheme to mitigate the effects of lighting on foraging bats; hedgerows offer nesting and foraging opportunities for birds and bats.
- 7.13.2 Conditions reflecting these recommendations have been attached accordingly.
- 7.13.3 Noting the above, the request for swift bricks within the proposal received within representation, whilst not a policy requirement would be addressed to an extent within the recommendations of the PEA. These recommendations allow for the provision of 2 swift boxes on 25% of the dwellings.
- 7.13.4 Therefore, subject the attached conditions relating to BNG and the recommendations of the PEA, the proposal is considered to be in accordance with Policy EN2 of the SKDC Local Plan.
- 7.14 **Flood Risk and Drainage**
- 7.14.1 The application site is located within Flood Zone 1 with a low risk of fluvial flooding. It is however noted and acknowledged from the representations submitted that Rippingale as a village have experienced flooding issues.

- 7.14.2 Anglian Water has objected to the scheme on the basis of the development connecting to the mains foul sewer due to capacity issues and have recommended a condition being attached should the application be approved, requiring the applicant to submit a foul water strategy to be considered in conjunction with a consultation with Anglian Water. A condition has therefore been attached to this effect.
- 7.14.3 The concerns in relation to surface water disposal and the proposed strategy in the submitted documentation are noted. Whilst the drainage strategy and statement submitted identify that there is a solution available, at this time Anglian Water have advised they are not able to support this method due to the preferable methods of drainage such as infiltration within the sustainable drainage system hierarchy have not been evidenced as have being fully explored. Therefore, a condition requiring a detailed drainage strategy and statement to be provided, addressing Anglian Waters concerns shall be attached. The consideration of this submitted strategy will be in conjunction with Anglian Water and shall include details such as the adoption and management of the system, which would address the concerns raised within representation as to who would be responsible for the drainage solutions and that the submitted statement currently is on the basis for 9 dwellings as opposed to 10.
- 7.14.4 Subject to the conditions relating to surface and foul water drainage strategies, the proposal is considered to comply with Policies FR1 of the Rippingale Neighbourhood Plan and EN5 of the SKDC Local Plan in that there would be appropriate solutions achievable on site.

7.15 **Climate Change and Sustainable Building Measures**

- 7.15.1 Whilst acknowledging that the development would be for 10 dwellings on the edge of an identified smaller settlement and therefore reliance of travel by car is not a sustainable transport method, further consideration should be given to any other sustainable building measures the scheme incorporates.
- 7.15.2 The submitted representation include note of there being a lack of utilisation of sustainable building measures such as solar panels and air source heat pumps. Having reviewed the supporting documentation, it is acknowledged that the application submission does not specifically provide details about how the proposed dwellings would accord with the policy obligations of Local Plan Policy SB1 and Policy DM1 of the Rippingale Neighbourhood Plan, which requires developments to minimise carbon emissions and support low carbon travel through the provision of electric vehicle charging points, other than the provision of secure cycle parking within garage/sheds. As such, a condition has been attached to require the submission of further details of sustainable building measures, in accordance with the requirements of Policy SB1 and Policy DM1 of the Rippingale Neighbourhood Plan.

7.16 **Other Matters**

- 7.16.1 It was noted that the developments layout would leave opportunity for further development in future which raises concerns amongst existing local residents. This application is solely considering the proposal for 10 dwellings, with there being no discussion or indication with the submitted documentation that there are plans for future development. Regardless of this, the assessment of this proposal can only be based on the current proposal and speculation of future development is not a material planning consideration.
- 7.16.2 It is mentioned that there is an existing covenant on No.7 Brambling Walk that requires the boundary hedge with the existing adjacent field to be maintained by the owners. Covenants are not a material planning consideration, any agreement of access for maintenance of the hedge would be a civil matter to be agreed with the relevant landowners.

7.17 **S106 Heads of Terms**

7.17.1 *Education*

7.17.2 Lincolnshire County Council Education have requested S106 contributions of £54,502.68 which they have assessed would be required in order to mitigate the anticipated additional requirement of 2 secondary school places at Bourne Grammer School.

7.17.3 *Health*

7.17.4 NHS Lincolnshire have requested a contribution of £9,147.60 to account for the 10 dwellings proposed in the development, based on the calculated figure of £914.76 per dwelling.

7.17.5 *Affordable Housing*

7.17.6 The proposal includes the provision of 2 affordable housing as part of the development. Whilst our Affordable Housing Officer requested the provision of 3 affordable housing units, our local plan policy H2 specifies that the 30% provision of affordable housing units is on schemes of 11 dwellings or more. Therefore, in consultation with the Affordable Housing Officer, they have confirmed that given there is no requirement within Policy H2 for the provision of affordable housing for schemes of 10 dwellings, they would be satisfied that the scheme would be providing 2 Discounted Market Housing properties. The provision of these 2 units is considered to be a significant benefit that carries weight in the planning balance. The S106 agreement therefore would secure these 2 units.

7.17.7 Officers have reviewed the submitted details and have satisfied that they would be necessary to make the development acceptable in planning terms and would meet the requirements of the CIL Regulations.

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 Articles 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 considered that no relevant Article of that act will be breached.

10 Planning Balance and Conclusions

10.1 There is an identified policy contradiction to SP4(a) given that the proposal has not evidenced clear substantial local support nor that the proposal would meet a specified local housing need for Rippingale contrary to SP4(e). The proposal would also result in a policy conflict with Policy HD2 of the Rippingale Neighbourhood Plan for the same reasons.

10.2 Furthermore, given that Rippingale is a smaller village, it is noted that the future occupiers of the development would have a reliance of cars with limited sustainable transport options.

10.3 The proposal would result in the loss of approximately 0.44 hectares of BMV land.

10.4 When considering the above assessment, the following material considerations have been identified.

- 10.5 The tilted balance being engaged due to the council not having an established 5-year housing land supply means that most of the policies involved within determining the application from the SKDC Local Plan and made Rippingale Neighbourhood Plan are considered to be out of date. Paragraph 11(d) of the NPPF states that therefore planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.
- 10.6 In this instance, the issues relating to BMV land and the conflict with SP4(a) would not significantly and demonstrably outweigh the substantial benefit afforded to the provision of 10 additional homes, 2 of which would be affordable housing units, which is considered to carry significant weight in this decision-making process.
- 10.7 Therefore, the balance of considerations in this instance weighs in favour of the grant of planning permission.

11 RECOMMENDATION:

Recommendation – Part 1

- i) To authorise the Assistant Director – Planning & Growth to undertake a formal statutory consultation advertising the recommendation to approve planning permission as a departure from the development plan; and
- ii) In the event that the formal consultation does not raise any material planning considerations that have not previously been assessed as part of the current process, to authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Recommendation – Part 2

Where the Section 106 Agreement has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of the obligation. In the event that the agreement has not been concluded within the twelve week period and where, in the opinion of the Assistant Director – Planning & Growth, there are no extenuating circumstances which would justify a further extension of time, the application shall be refused for the following reasons(s)

- (1) The Applicant has failed to enter in a planning obligation to secure the necessary affordable housing, healthcare and education contributions required to mitigate the impact of the development on local infrastructure, as required by Policy H2 and ID2 of the adopted South Kesteven Local Plan 2011-2036.**

Time Limit for Commencement

- (1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- (2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Location Plan received 13 November 2025
 - ii. Site Layout re. BWR-SH-SL-AR-1001 REV P07 received 11 March 2026
 - iii. Garage Drawings re. BWR Garages – 01 Plans and Elevations received 13 November 2025
 - iv. House Type S318V2 & S319V2 re. S318V2 & S319V2 – 01 – Floor plans and Elevations received 13 November 2025
 - v. Housing Type S406 V2 re. HT – S406 V2 – 01 – Floor Plans and Elevations received 13 November 2025
 - vi. Housing Type S407 re. HT – S407 – 01 – Floor Plans and Elevations received 13 November 2025
 - vii. Housing Type S409 V2 re. HT – S409 V2 – 01 – Floor Plans and Elevations received 13 November 2025
 - viii. House Type S422 re. HT – S422 – 01 – Floor Plans received 13 November 2025
 - ix. House Type S422 re. HT – S422 – 02– Elevations received 13 November 2025
 - x. House Type S423 re. HT – S423 – 01 – Floor Plans received 13 November 2025
 - xi. House Type S423 re. HT – S423 – 02– Elevations received 13 November 2025
 - xii. House Type S503 re. HT – S503 – 01 – Floor Plans received 13 November 2025
 - xiii. House Type S503 re. HT – S503 – 02– Elevations received 13 November 2025
 - xiv. House Type S432 re. S432 – 01 – Plans and Elevations received 04 March 2026

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

- (3) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme must:

- i. Be based on the results of evidenced groundwater levels and seasonal variations.

- ii. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- iii. Provide flood exceedance routing for storm events greater than 1 in 100 year
- iv. Where necessary, provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
- v. Where necessary, provide attenuation details and discharge rates which shall be restricted to the existing runoff rate
- vi. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- vii. Provide details of how the scheme will be maintained and managed for the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no part of the development shall be occupied / brought into use until the approved scheme has been completed or provided on site in accordance with the approved phasing.

The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

- (4) No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

- (5) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
 - the on-site parking of all vehicles of site operatives and visitors;

- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off 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. Construction works would be carried out in accordance with the approved details.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

- (6) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:
- a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the (HMMP)
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; (could be occupation)and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

- (7) Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the Local Planning Authority. The programme must include a provision for monitoring of all groundworks associated with the development, with the ability to stop and fully record archaeological features. The works must then be carried out in line with the written

scheme of investigation. If human remains are found then groundworks must stop and the appropriate licences obtained to exhume the remains if they cannot be preserved in situ.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies DE1 and EN6 of the adopted South Kesteven Local Plan and Paragraph 207 of the NPPF.

- (8) Before any part of the development hereby permitted is commenced, a plan indicating 10% of the dwellings to be provided to meet the minimum Part M4(2) standards of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the development provides a sufficient supply of accessible and adaptable dwellings as required by Policy DE1 of the adopted Local Plan.

During Building Works

- (9) The works hereby approved shall be carried out in accordance with the Mitigation/Enhancement Strategy detailed within Section 8.0 of the Preliminary Ecological Appraisal re. P2025-98 R1 Final dated 24/10/2025.

Reason: To protect and enhance biodiversity on the site in accordance with Policy EN2.

- (10) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency; and the provision of electric car charging points.

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

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

- (11) Before any of the works on the external elevations for the building(s) hereby permitted are begun, a schedule of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The external surfaces shall have been completed in accordance with these approved details prior to any part of the development hereby permitted is occupied/brought into use.

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

- (12) Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Before the Dwellings are Occupied

- (13) Before any part of the development hereby permitted is occupied / brought into use, a Landscape Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i. Long term design objectives
 - ii. Management responsibilities; and
 - iii. Maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

Thereafter, the approved Landscape Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft Landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted Local Plan.

- (14) Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

(15) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved (HMMP).

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (and policy EN2).

(16) Notice in writing shall be given to the Council when the [HMMP] works have started.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable