



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



## **Additional Information Report**

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 16 April 2026 that was received after the Agenda was published.

### **Agenda Item 4**

#### **S26/0037**

**Proposal:** Section 73 application to vary Condition 10 (Off-site highways works) of planning permission S25/0542 to allow up to 120 occupations

**Site Address:** Rectory Farm, Grantham

### **Agenda Item 5**

#### **S26/0038**

**Proposal:** Section 73 application to vary Condition 10 (Off-site highways works) of planning permission S24/0140 to allow up to 180 occupations

**Site Address:** Rectory Farm, Grantham

#### **Additional Information**

- Clarification of highways modelling

### **Officer Advice to Members**

Following publication of the Officer Report, it has been noted that the figures reported are taken from a previous version of the updated technical note. Therefore, to clarify, the modelled impact on the A1/A52 junction, is as follows:

- A1 Slip Road
  - Maximum Queue – 23 PCUs
  - Maximum Capacity – 1.12 RFC
- A52 Barrowby Road
  - Maximum Queue – 15 PCUs

- Maximum Capacity – 1.01 RFC

Whilst the A52 Barrowby Road arm of the junction is now operating higher than the consented position, the modelling shows that the queue length would be increased by 2 PCUs compared to the existing operation of the junction and an increase in the RFC of 0.01. The forecast queue length can be accommodated within the existing right turn lane. As such, the proposals would not result in any unacceptable adverse impacts on highways safety and highways capacity.

As such, the recommendation to Members remains as follows:

To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to the proposed schedule of conditions detailed within the main report.

## **Agenda Item 7**

### **S25/1912**

**Proposal:** Outline application for a residential development with all matters reserved except for access

**Site Address:** Land west of The Charters, Greatford Road, Uffington

#### **Additional Information**

- Additional BNG conditions proposed

#### **Officer Advice to Members**

Following a further review of the Officer Report, it is considered appropriate to impose further BNG conditions to ensure compliance with the statutory BNG framework. These additional conditions set out the clear requirement for the Landowner to notify the Council of the commencement of the habitat works as well as the submission of the monitoring reports.

In addition, given that trees along the northern boundary were removed without consent within a designated Conservation Area, for the avoidance of any doubt a condition should explicitly address the replacement planting.

The additional conditions are as follows:

- (1) 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).

- (2) 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

- (3) As part of any reserved matters application(s) relating to layout or landscaping, details of replacement planting (along the length of the northern boundary), details of the trees of a species capable of achieving similar mature dimensions and characteristics to those removed, shall have been submitted to and approved in writing by the Local Planning Authority.

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

As such, the recommendation is as follows:

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

## **Agenda Item 8**

### **S25/2183**

**Proposal:** The erection of 10no. dwellings, associated infrastructure and green space

**Site Address:** Land off Brambling Walk, Rippingale

#### **Additional Information**

- Updated Heads of Terms to secure BNG monitoring contribution
- Updated Approved Plans condition
- Amended Drainage Statement

#### **Officer Advice to Members**

Following publication of the Officer Report, the Applicant has submitted a revised Drainage Statement which addresses the typographical error within the previous submission, which referred to a scheme for 9 dwellings. The evidence base and the drainage modelling undertaken as part of the original Drainage Statement was on the basis of a scheme of 10 dwellings, and the typographical error was only within the main contents of the report. As such, the update to the Drainage Statement only corrects a typographical error and does not alter the assessment basis or the conclusions of the report.

All consultee comments relating to drainage are based on an assessment of the suitability of the site to accommodate 10 dwellings and, therefore, these comments remain valid for the assessment of the application.

In addition, the Applicant has also submitted updated Proposed Floor Plans and Elevations for Plot 5/6, which corrects a previous inconsistency between the Floor Plans and Elevations, and the Proposed Site Plan. This amendment does not alter the assessment of the scheme set out within the Officer Report. However, the approved plans condition is to be updated accordingly.

Finally, following a further review of the Section 106 Heads of Terms, it is proposed to include further financial contributions which relate to the BNG monitoring fee and the Council's legal right to access the land to undertake the relevant monitoring review. The BNG monitoring fee will be subject to the Council's formula for calculating the monitoring cost, which is determined based on the number of units to be provided on site and the distinctiveness of the habitat. The updated Heads of Terms, will ensure that the Council's resource requirements for monitoring the implementation of BNG is sufficiently secured.

As such, the recommendation to Committee is as follows:

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, which include the additional items referenced in the Committee addendum report.

#### **Updated Conditions**

##### **Approved Plans**

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 – 01A Plans and Elevations received 4 March 2026
- iv. House Type S318V2 & S319V2 re. S318V2 & S319V2 – 01 – Floor plans and Elevations received 14 April 2026
- v. Housing Type S407 re. HT – S407 – 01 – Floor Plans and Elevations (Plot 04 and 10) received 13 November 2025
- vi. Housing Type S409 V2 re. HT – S409 V2 – 01 – Floor Plans and Elevations (Plot 09) received 13 November 2025
- vii. House Type S422 re. HT – S422 – 01 – Floor Plans (Plot 2) received 13 November 2025
- viii. House Type S422 re. HT – S422 – 02– Elevations (Plot 2) received 13 November 2025
- ix. House Type S423 re. HT – S423 – 01 – Floor Plans (Plot 8) received 13 November 2025
- x. House Type S423 re. HT – S423 – 02– Elevations (Plot 8) received 13 November 2025
- xi. House Type S503 re. HT – S503 – 01 – Floor Plans (Plot 3) received 13 November 2025
- xii. House Type S503 re. HT – S503 – 02– Elevations (Plot 3) received 13 November 2025
- xiii. House Type S432 re. S432 – 01 – Plans and Elevations (Plot 1 and 7) received 04 March 2026

Unless otherwise required by another condition of this permission.

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

## **Agenda Item 9**

### **S25/2342**

**Proposal:** Outline application for the phased development of up to 3 serviced plots for self-build/custom house building (all matters reserved apart from access)

**Site Address:** Land Between 9 And 21 Main Road, Uffington, PE9 4SN

### **Additional Information**

Four public representations have been received in support of the application following the publication of the agenda. Comments are summarised below:

- In 1988 there was planning consent for five houses on the land / permission granted in the past
- Member of the public was in favour of the land being developed
- The Council will have full control over the type of the building that is permitted
- Member of the public considers the land to be an infill site
- The land has an existing field access
- Uffington / the country needs more houses
- Additional residents would support local village facilities e.g. village school and community
- Land is in untidy / unsightly condition
- Member of the public considers the development of new homes would enhance the approach to the village/conservation area
- Site is well located for walking and cycling to Stamford
- Will not bring additional traffic into the village
- Self-build is appeals to member of the public

The representations raise no new material considerations that would impact the recommendation to the committee.

**Financial Implications reviewed by: Not applicable**

**Legal Implications reviewed by: Not applicable**