

Design and Access Statement
Planning Statement
Residential development (outline)
Land south of Claypole Road
Stubton
Newark



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1.Introduction

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1. The Town & Country Planning (Development Management Procedure)(England) Order 2015 requires certain types of applications for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with the requirements of the Order. Regard has also been paid to the development plan (the South Kesteven Local Plan and the Stubton Neighbourhood Plan) and national planning policy guidance (National Planning Policy Framework).
2. The statement comprises the following main elements;-
3. A description of the **Proposed Development** and its location
4. The **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.
5. The **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.
6. The **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use, Amount, Layout, Scale, Landscaping, and Appearance**.
7. The **Access Component** explains the approach that has been adopted in relation to accessibility. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.
8. The **Conclusions** section outlines how the proposed development conforms to good design principles.

2. Proposed development

Residential development (outline), Land south of Claypole Road, Stubton, Newark

9. The application in this case, which is an outline planning application with the access reserved matter included, proposes the residential redevelopment of an area of land situated on the southern side of Claypole Road, Stubton.
10. The site is located to the side and rear of a property known as The Coach House, which is presently the last building on the south side of the road when exiting the village towards Claypole. Buildings continue beyond this property on the northern side of the road. The property was consented in 2017 as holiday let accommodation (S17/0754), having been converted from a brick-built barn and stable range. Physically, visually and functionally this building forms part of the built-up part of the settlement. To the east, beyond a driveway serving the property and adjoining land, are frontage residential properties extending up to the main staggered village crossroads. Similarly, there is frontage residential development extending westwards along the northern side of Claypole Road, from the junction. This extends up to and slightly beyond the Old Coach House. The village speed limit signs and gateway features are set a short distance further to the west.
11. Stubton is largely characterised by frontage dwellings and a large proportion of the development in the village dates from the post war period. Whilst frontage forms predominate, there are also examples of backland and depth type development, including Cherry Lane off Brandon Road, St. Martin's Close off Fenton Road, and a more recent addition at Park Cottage for 3 dwellings (S23/1974). Whilst some of the older village properties adopt traditionally referenced designs, for the most part development is non-vernacular in style, with varied designs and forms reflective of their period of construction.
12. Wrapping around The Old Coach House on its western and southern sides is an L-shaped paddock associated with the building. This extends to approximately 0.37ha. To the south, the southern boundary of the paddock broadly aligns with the rear boundaries of the adjoining dwellings to the east. To the west, the paddock extends to a point generally in line with the side boundary of the westernmost dwelling set on the northern side of Claypole Road. The site is generally bounded by hedges, including to the roadside. The land is presently accessed from the driveway set to the east of the Old Coach House, although it benefits from an approximate 37m frontage to Claypole Road. The land rises gently from north to south. Aligned with the existing pattern of development to the north and east, the site is considered to represent an appropriate location for a small-scale residential development.
13. Development plan policy supports appropriate redevelopment opportunities in Smaller Village locations, and a residential redevelopment of the site is considered to represent an appropriate opportunity, and one that would integrate with the existing form, pattern and extent of development in the village. The site offers an opportunity for a small, sensitive development that enables the community to respond to the housing needs of the village and support its role as a sustainable community. The proposals will not materially conflict with relevant national and local planning policies. At the present time, the Council is not able to demonstrate a five years supply of deliverable housing land. In these circumstances, the development plan for the area is considered out of date and the 'tilted balance' set out in Paragraph 11 of the National Planning Policy Framework is engaged. In such circumstances, planning permission should be granted unless the adverse effects of granting permission would outweigh the benefits. In this case tangible benefits flow from the development and no demonstrable harms will arise. In all these circumstances there are compelling grounds to grant planning permission in this case.

14. Whilst the application has been submitted in outline, with all matters reserved, an illustrative layout plan accompanies the application. This is intended to illustrate that a suitably scaled development can be accommodated on the site, which will integrate satisfactorily with the existing built form and not impact upon adjoining residential amenity.
15. The particulars of the applications are considered in further detail within this Design and Access Statement. For clarity the key design and access considerations are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified

The application proposes the residential development of the site. The site, adjacent The Coach House, has an area of approximately 0.37ha. It is located on the southern side of Claypole Road, Stubton, approximately 200m west of the junction with Fenton Road. The site, which is bounded to the north and east by residential properties, is set at the edge of the existing built-up area but relates positively to the existing built form. Residential development of the site would not materially the extend the existing built form westwards or southwards. Development plan policies, in particular Policies SP2 and SP3, support development within Smaller Village locations such as Stubton, subject to a number of considerations being satisfied. Given the location and context of the site the proposed development in this case will largely satisfy the relevant considerations set out within the policy. Development upon the application site, with an appropriate treatment of scale, design and siting will integrate with the existing pattern of development and would not materially of harmfully extend the built form. The Council, at the present time is unable to demonstrate a five-years supply of deliverable housing land. In these circumstances the development plan is considered to be out of date and the tilted balance provisions set out in Paragraph 11 of the NPPF are engaged. This requires planning permission to be granted unless the adverse effects of doing so would outweigh the benefits. No adverse effects will arise in this case and significant benefits will result. In these circumstances, there are compelling grounds to support the development.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use

Outline planning permission is sought for the residential redevelopment of the site. The site has an area of approximately 0.37ha. The amount and form of development will be determined at the reserved matters stage. An illustrative plan submitted with the application illustrates a potential 5-dwelling development of the site, comprising a mix of frontage dwellings, and dwellings set to the rear. This illustrates that a development of this scale and type would not detrimentally impact upon the character and appearance of the locality, and would complement the existing built form (although alternative scale and site layout options may be equally suitable). The amount of development illustrated represents an appropriate quantum of development for the site and one that will give rise to no adverse character or amenity impacts.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

An illustrative layout is included with the application. This is intended to illustrate that the a suitably scaled development, served from the existing access point combined with a new access point from Claypole Road can be accommodated on the site without detriment to the character and appearance of the locale, and without detriment to adjoining residential amenity. Indeed, appropriate development of the site will complement the character and appearance of this part of the village. Layout, design and scale considerations will be more fully considered at the reserved matters stage.

SCALE PARAMETERS: an indication of the upper and lower limits for height, width, and length of each building within the site boundary

Development in the locality is predominantly two-storey (The Coach House incorporates single storey and two storey elements). Given the surrounding context it is considered that a (maximum) two-storey development is most appropriate, ensuring that any development integrates with adjoining and nearby buildings and does not dominate the locality.

APPEARANCE: a description of the design approach to the development

The application is submitted in outline form. Dwelling design and appearance will be more fully considered at the reserved matters stage.

LANDSCAPING: a summary of the landscaping principles associated with the development

Landscaping is not a notable feature of this part of the site. Indeed, the site contains limited landscape features, other than boundary hedging in some locations. There is scope as part of any development to include appropriate new landscaping to ensure a high-quality development and ensure the development appropriately integrates with its surroundings. Existing boundary hedges will be retained. Landscaping will be more fully considered at the reserved matters stage.

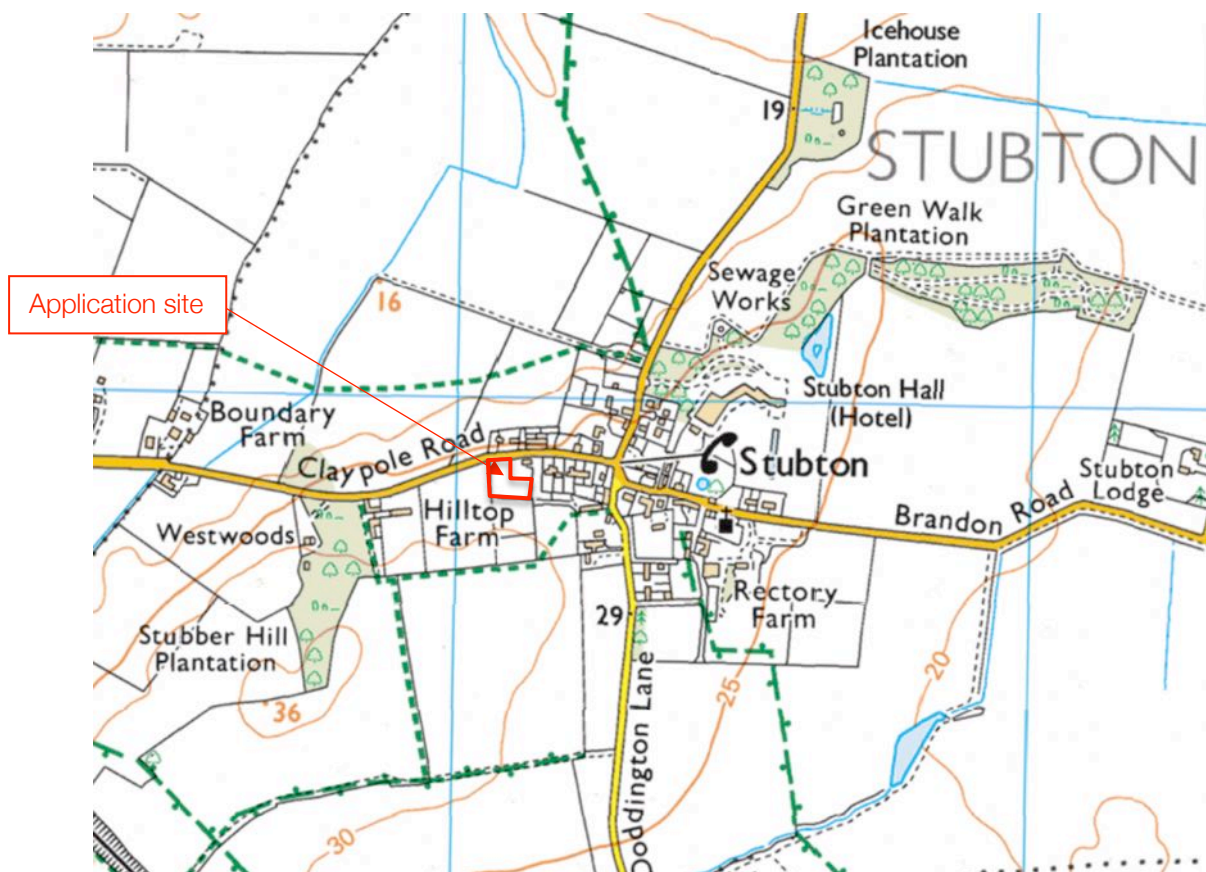
ACCESS POINTS: an area or areas in which the access point or points to the site will be situated

The development is proposed to be served from the existing access point to the east of The Coach House and by a new access point set centrally on the Claypole Road frontage. These access points enjoy satisfactory visibility in each direction. There is a footway running along the northern side of Claypole Road. Adequate provision will be made within the site for vehicle parking and turning.

3.Site appraisal

Residential development (outline), Land south of Claypole Road, Stubton, Newark

16. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.
17. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.
18. The application site is located within the village of Stubton, located approximately 13km to the north of Grantham town centre, and 7km to the south-east of Newark.



OS Plan extract (not to scale) of Stubton. The location of the application site is highlighted.

17. Stubton comprises a relatively small settlement of approximately 180 residents. The settlement is focussed upon a staggered crossroads junction, with arms radiating north (towards Fenton), south (towards Dry Doddington), east (towards Brandon) and west (towards Claypole).

18. The village's neighbourhood plan includes, as an appendix, a Landscape Character Assessment, which describes the village as follows;

Stubton is a small residential village with the majority of buildings constructed of brick. Stubton Hall and the much smaller but originally higher status Manor House are built from Lincolnshire limestone. The village developed around the Hall, however since the 1960s there has been significant change and infilling with the majority of properties dating from the later 20th century including many of the houses either side of Claypole Road. Much of the perimeter brick wall associated with the Hall's former kitchen garden is in existence south of Brandon Road, though land within it has been re-developed to include a residential property with a drive and gardens.



Aerial photograph of Stubton identifying the principal villages streets. The application site is highlighted in red.

19. For the most part the settlement comprises frontage development forms extending alongside the four principal village streets. However, over time a number of depth development forms have emerged. Examples include Cherry Lane to the north side of Brandon Road, the driveway leading to Rectory Farm (south of Brandon Road), St. Martin's Close, a farmyard redevelopment on the east side of Fenton Road, Hargreaves Row on the western side of Doddington Lane, as well as the recent redevelopment at Park House on Fenton Road (S23/1974). Further depth to the shape and form of the settlement is added by Rectory Farm, set between the Doddington and Brandon roads and by Stubton Hall, set between the Fenton and Brandon roads. There are also examples of set-back dwellings (eg. Ellary House and Heatherway House on Fenton Road, and Lindum House and Westbury on Doddington Lane) which further dilute the frontage characteristics.
20. Whilst there are a number of high-quality vernacular style properties in the village – which are listed on Page 12 of the Stubton Neighbourhood Plan – for the most part dwellings in the village date from the post-war period, and a generally speaking a reflection of the building styles and idioms of their period of construction. More recent developments –

including that at Park House, Fenton Road – have adopted more locally referenced stylings. For the most part dwellings incorporate red-brick finishes with varied roof coverings, including clay pantiles and slates as well as concrete tiles. Dwellings are predominantly two storeys in height, although there are a number of bungalows in the vicinity of the crossroads and along Bandon Road.

18. Traditional properties are typically of red brick construction under clay pantiled roofs, although there are also a number of examples of render finished properties, and some limited use of stone and blue slate. These older properties are reflective of the wider Trent & Belvoir Vales character area.



Example traditional buildings: Stubton

19. Modern properties generally adopt forms and stylings typical of their period of construction, although it is notable that the more recent examples of infilling have adopted some locally referenced traditional stylings and utilised materials that better reflect the locally distinctive palette of materials. Examples of post war and late 20th century village dwellings are shown below.



Example modern buildings: Stubton



Example modern buildings: Stubton

20. Whilst the village lacks a distinct concentration of traditional period properties and does not have a conservation area, it nevertheless contains a number of attractive properties typical of the wider locality, and has a compact and cohesive form. Its streets are characterised by evolving and changing vistas along gently meandering alignments with gentle gradient changes and the general streetscape qualities are good. The eastern side of the village has a verdant character enhanced by mature trees set around the church and in the grounds of Stubton Hall. The compact nature of development in the village is such that there are no notable outward views from within the village itself. The central part of the village, in the vicinity of the staggered crossroads, has a relatively open character with a combination of wide grass verges and open lawned gardens set behind estate type railings.
21. The application site is located on the southern side of Claypole Road. As illustrated below, the southern side of Claypole Road, running westwards from the crossroads, is mainly characterised by large detached frontage dwellings, although the easternmost property, adjacent the crossroads comprises a bungalow. The five detached dwellings, whilst varying in their style, detailing and materials, have a similar overall form, with forward projecting attached garages, some with accommodation over. Set beyond the westernmost of these detached dwellings is a driveway. This serves The Coach House further to the west, a part single-storey part two-storey barn and stable range that was converted to a holiday let following consent ref: S17/0754, as well as adjoining fields and a dwelling set on Hargreaves Row, a terrace of cottages set back from Doddington Lane and served by a pedestrian path from that road.
22. As the photographs illustrate below, The Coach House sits alongside the road, behind an established roadside hedge. The traditionally styled structure (consented under applications S04/0648 and S12/1298) incorporates a central two storey section, with a gable presentation to the street, flanked by single storey wings running parallel to the roadside boundary. The unit is accessed from the driveway to the east with parking set to the south

of the building. Set adjacent the building on its southern and western sides is an L-shaped paddock area which includes an approximate 37m frontage onto Claypole Road.



The application site

23. The northern side of Claypole Road is characterised by a contrasting mix of frontage dwellings. Running eastwards from the crossroads are a gable fronted chalet bungalow, a double-gabled semi-detached, early 20th century dwelling pair, a detached dwelling with side-attached garage, a terrace of four local-authority type dwellings, a flat roofed garage block, and two semi-detached dwelling pairs; the western of the two pairs angling away from the road. As illustrated on the aerial photograph above, these properties, set on the northern side of the street extend beyond The Coach House, the western boundary of the final property, 8 Claypole Road, aligning with the western boundary of the paddock that wraps around the Coach House.



Detached dwellings with forward projecting garages set on the southern side of Claypole Road



Example dwellings set along the north side of Claypole Road

24. The application site in this case comprises the L-shaped paddock area that wraps around the Coach House on its western and southern sides. A slender strip of garden land set to the west of the Coach House is also included within the site. To the east of the Coach House, the existing access drive is also included within the site. The application side, as defined, including the access drive has an area of approximately 0.39ha. As illustrated in the photographs below, the paddock area, together with adjoining land, rises gently from the Claypole Road frontage southwards. The site itself contains no features of note, although there are established hedgerows to the roadside boundary, and to the western and southern boundaries.

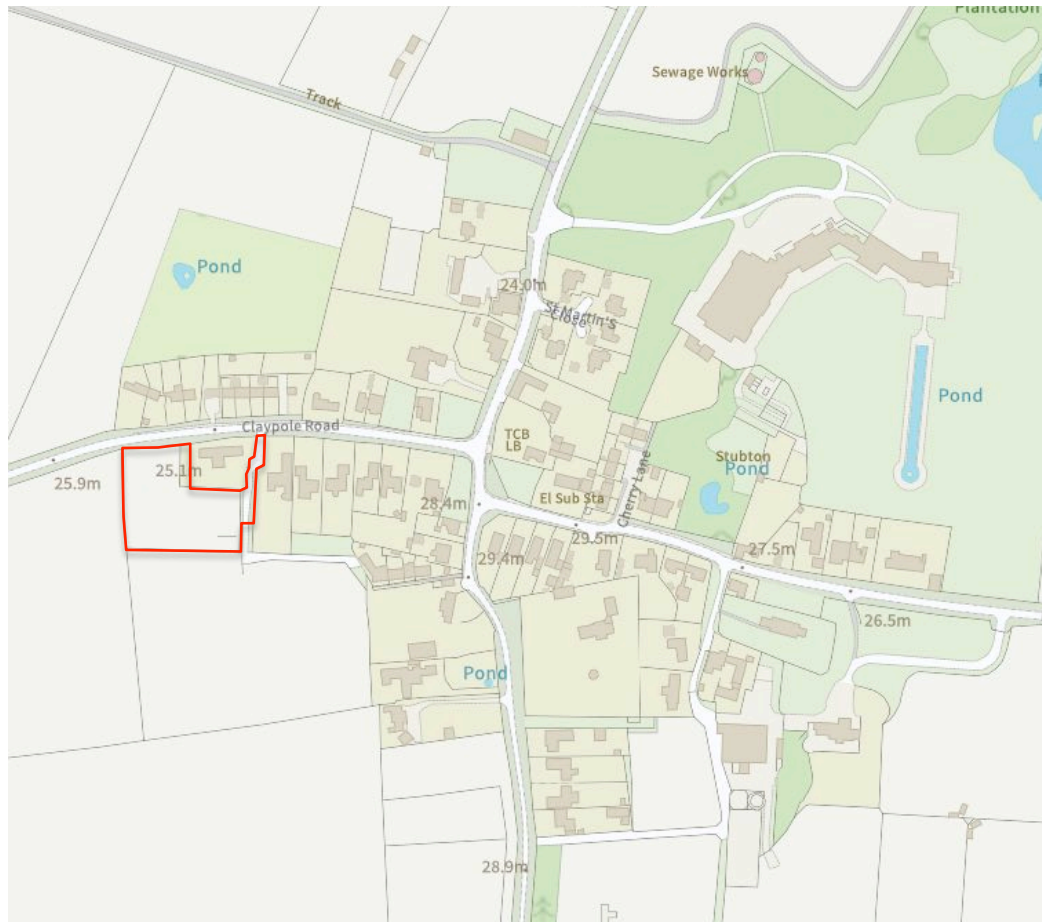


Overview of the application site from north-west corner



Claypole Road looking east towards village crossroads

25. The vicinity of the application site has a diverse character. The majority of the surrounding dwellings are modern properties, dating from the post-war period. These adopt a diverse range of non-vernacular forms and styles, although there is a fairly consistent use of red brick, albeit of varying hues.
26. Whilst for the most part development within the village comprises frontage-type development, there are also many examples of backland / depth type development, and a number of examples of dwellings set back from the established building lines of adjoining properties. Depth developments in the village include St. Martin's Close; a redevelopment of the former Home Farm on the eastern side of Fenton Road, and Cherry Lane on the northern side of Brandon Road. There are also dwellings set to the south of Brandon Road, along the driveway serving Rectory Farm. A recent development at Park House, on the western side of Fenton Road, introduces a dwelling to the rear of two frontage dwellings (S23/1974). Notable set back dwellings include Ellary House and Heatherway House on the western side of Fenton Road, and Westbury and Lindum House on the western side of Doddington Lane. Hargreaves Row, comprises a terrace of 4 dwellings set perpendicular to, and back from Doddington Lane, on its western side.
27. The site comprises land associated with The Coach House As illustrated above, the application site is bounded to the north and east by existing village development – The Coach House and dwellings on the north side of Claypole Road to the north, and dwellings set on the southern side of Claypole Road to the east. As illustrated on the plan below, the western boundary of the application site aligns with the western boundary of the last dwelling set on the northern side of Claypole Road, and the southern boundary of the site aligns with the southern boundary of properties running along the southern side of Claypole Road to the east.
28. The enclosure of the site by these properties, combined with the strong, enclosure of the site by existing hedges is such that visually, physically and functionally, the site appears as part of the built-up area of the settlement, and is distinguishable from the countryside further to the west and south. The particular characteristics of the site and its location are such that it is considered to represent an appropriate development site within thin the built framework of the village.



The application site in context

29. In considering the potential of the site to accommodate some form of infill-type development, it is important to note and recognise the important site features that contribute positively to the character of the locale.
30. The boundary hedges are a particular feature of note and worthy of retention and enhancement. Whilst any development would be likely to require a new access passing through the roadside hedge, there is clear scope within the confines of the site to enhance this roadside hedge.
31. The shape and form of the site is such that there is scope to introduce a frontage form of development to the Claypole Road frontage combined with buildings set to the rear served from the existing driveway from Claypole Road, east of The Coach House and via a new access point from Claypole Road. A combination of frontage dwellings, combined with set-back / backland dwellings will demonstrably complement the established pattern of development that characterises the village.
32. Given the character of adjoining development, it is not considered that there is any need for strict prescription in terms of dwelling designs and forms, although dwelling designs that draw from local vernacular typologies, and which incorporate locally referenced materials are considered to be most appropriate in this case (the recently approved development at Park House, Fenton Road (S23/1974) is an illustration of this approach.

33. Any development in our view should conform to the following;

- ❖ **Be appropriately scaled and designed:** Any development should seek to complement rather than mimic existing development within the settlement. Most properties in the locale are two storeys in height. Any dwellings should be two-storeys maximum. The varied character and style of buildings in the locality would suggest that there is flexibility in terms of the design response. A traditionally referenced design approach would be appropriate, although a more contemporary design solution may also be suitable, subject to an appropriate use of materials. Materials should draw from and complement the local palette of materials; red brick or stone and slate / pantiles. The scale of the site enables a variety of layout options, although a frontage form of development to the Claypole Road frontage is considered desirable.
- ❖ **Be appropriately sited.** Dwelling siting is a matter that would be more fully considered at the reserved matters stage. However, it is considered that any development should incorporate frontage dwellings to the Claypole Road frontage, to complement the dominant pattern of frontage buildings along the length of the road.
- ❖ **Be suitably accessed.** It is considered that there is scope to serve the dwelling via a new access point from Claypole Road as well as utilising the existing access point to the east of The Coach House. A centrally positioned access to Claypole Road frontage will enjoy good visibility in both directions.
- ❖ **Be suitably screened and landscaped.** The boundary hedging to the perimeter of the site should be maintained. There is adequate scope within the site to accommodate additional landscaping.
- ❖ **Have due regard to neighbouring dwellings.** Dwelling design and height and window positions should ensure that the development does not give rise to overbearing or dominating impacts, nor unacceptable overlooking or privacy loss.

34. These design objectives complement those set out within the Landscape Character Assessment that accompanies the Stubton Neighbourhood Plan. At Paragraph 6.6 the document states;

B1 - Any new development should respect the style and scale of the existing properties and village. Through reviews of planning applications, all development including conversions, extensions and any new development should ensure that the scale of buildings do not change the existing characteristics of the villages and that building materials, including boundary treatments (front / side walls, fences etc) are in keeping with the prevailing materials the village. The impact of any other developments such as solar or wind generation should be considered with specific reference to the amenity and setting of residential properties.

35. The objectives similarly accord with the objective of the Neighbourhood Plan itself in;

Supporting sensitive development which protects and enriches the landscape and built setting within the village and its environs

36. In our view, the site as defined represents an appropriate infill / development opportunity, within the built-up part of the settlement. A suitably scaled and designed development will integrate with the existing built form and complement the existing pattern of development in the village.

37. The above considerations are especially pertinent to any detailed planning submission or reserved matters application. The proposals at this stage comprise an outline planning application - with all matters reserved other than access. The main considerations as part of this application relate to the suitability of the site for residential development in the context of development plan and national planning policy.

The proposed development

38. The application in this case, which is an outline planning application with the access reserved matter included, proposes the residential redevelopment of the site.

39. An illustrative site layout accompanies the application. This is intended to illustrate how the site could be laid out in manner that pays due regard to neighbouring properties and complements the existing pattern of development. The scale and amount of development – in this instance 5 dwellings – is again purely illustrative and illustrates a density of development in line with prevailing densities in the locale.

40. The application is accompanied by a preliminary ecological assessment (and preliminary, baseline BNG assessment).



Extract of illustrative block plan

4.Planning considerations

Residential development (outline), Land south of Claypole Road, Stubton, Newark

Overview

41. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

42. The National Planning Policy Framework sets the agenda for the development of housing. Fundamental to the guidance is a presumption in favour of sustainable development, and the promotion of the efficient and effective use of land, and the promotion, wherever practicable, of the development of previously developed land.

43. In relation to housing development in rural areas, the Framework states;

82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

44. Designated as a Smaller Village within the Council's Local Plan, Stubton enjoys a range of services and facilities commensurate with a village of its size. It also enjoys proximate accessibility to Claypole which enjoys a more comprehensive range of facilities, including school, public house and shop. The village may be seen to comprise a sustainable location for new development; and indeed, new development will help to sustain and support these existing facilities.

45. The guidance also promotes the achievement of high-quality design. 'Good design' the guidance states 'is a key aspect of sustainable development'. Design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. The guidance states that high quality and inclusive design should be the aim of all of those involved in the development process. Developments should respond to their local context and create or re-inforce local distinctiveness.

46. The development in this case will be consistent with the NPPF. The development comprises a sustainable development in a sustainable location. The presumption in favour of sustainable development embodied in the NPPF should reasonably apply in this case.

47. As we describe below, the site is located within the built framework of the settlement. Planning policies support new residential development in such locations, and within Smaller Villages such as Stubton. The proposed development will give rise to no harm to the character and appearance of the locality, no harm to the setting of heritage assets, and will not harm adjoining residential amenity. Indeed, clear benefits may be seen to flow from the development.

Development plan considerations

48. The South Kesteven Local Plan (up to 2036) was adopted in January 2020.

49. **Policy SD1** of the Local Plan sets out a range of sustainable development principles that should underpin development proposals. The broad Spatial Strategy for the area is set out in **Policy SP1**.

50. **Policy SP2** sets out the Settlement Hierarchy. This seeks to direct development principally to the four towns, to 15 named Larger Villages and 60 Smaller Villages. Stubton is defined as a Smaller Village. Policy SP2 states that in Smaller Villages, development will be supported in accordance with Policies SP3 and SP4 *'where development will not compromise the village's nature and character.'* In the applicant's view, and appropriately scaled and site development will complement and not compromise the nature and character of the settlement.

51. **Policy SP3** of the plan permits Infill Development in designated Larger and Smaller Villages, which is in accordance with other plan policies, and subject to satisfaction of a number of criteria. These require the development to be either within a substantially built-up frontage or a redevelopment opportunity. It is required to be within the main built-up part of the settlement and to not cause harm or unacceptable impact upon residential amenity. The existing pattern of development should not be extended and the development should be in keeping with the character of the area. These considerations are considered to be satisfied in this case.

52. As discussed in the preceding section, the application site may reasonably be considered to fall within the built-framework part of the settlement and the development contemplated may reasonably be considered infilling. The site is framed to the north and east by existing built development. The proposed development will give rise to no adverse amenity impacts, being suitably separated from neighbouring dwellings, with robust intervening boundary treatments. The development will be in keeping with the character of the area. The provisions of the policy are thus satisfied;

POLICY SP3: INFILL DEVELOPMENT		
In all settlements, infill development that is in accordance with other relevant Local Plan policies, will be supported provided that:		
No	Criteria	Comment
a	<i>It is within a substantially built up frontage or redevelopment opportunity (previously development land)</i>	The site is located within a substantially built-up frontage. It is effectively framed by existing development to the north and east.
b	<i>It is within the main built up part of the settlement</i>	As we have identified, the site is adjoined to the north and east by existing village development. The site demonstrably falls within the built-framework of the settlement.

c	<i>It does not cause harm or unacceptable impact upon the occupiers amenity adjacent properties</i>	Site development, as illustrated, will integrate with the existing pattern of development. It will not cause harm to adjoining residential amenity. Appropriate separation distances, and control of the scale of dwellings proposed can ensure that no overbearing or overlooking impacts will arise.
d	<i>It does not extend the pattern of development beyond the existing built form</i>	The existing built form will not be extended in this case. The development will not extend further westwards or southwards than existing adjoining development.
e	<i>It is in keeping with the character of the area and is sensitive to the setting of adjacent properties.</i>	Residential development of the site is consistent with the residential character of the locality. The proposed development will complement the existing pattern of development and will be sensitive to the setting of adjoining properties.

53. The proposed development is thus supported by the terms of this policy.

54. Policy DE1 of the emerging Local Plan relates to Promoting Good Quality Design. The policy outlines a number of design considerations to which all development proposals should conform, along with a number of policies to which major development proposals should also conform. Criterion (a)-(f) are relevant in this instance. To a degree these are matters that will be more fully considered at the reserved matters stage. Nevertheless, we can identify no material policy conflicts at this stage.

POLICY DE1: PROMOTING GOOD QUALITY DESIGN To ensure high quality design is achieved throughout the District, all development proposals will be expected to:		
No	Criteria	Comment
a	<i>Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;</i>	<p>The development proposals in this case (as described on the illustrative layout plan) responds to their context and will reinforce local distinctiveness. The existing pattern of development will be strengthened / re-inforced.</p> <p>There will be no adverse impacts upon the street scene. The anticipated scale and height of the proposed dwellings, and suitable separation from surrounding development will ensure no harm to surrounding residential amenity.</p> <p>Materials will draw from the palette of locally distinctive materials. Dwelling design will be addressed at the reserved matters stage.</p>
b	<i>Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and</i>	The proposed dwellings will enjoy appropriate separation from the neighbouring dwellings and there will be no adverse amenity impacts in this instance. By considered design and siting, no issues of overlooking or overbearing impact will arise.
c	<i>Provide sufficient private amenity space, suitable to the type and amount of development proposed;</i>	The proposed dwellings will incorporate an appropriate level of private amenity space (to be addressed at reserved matters stage).

Development proposals should seek to:		
d	<i>Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;</i>	There are no important features of note within the application site. Existing boundary hedges will be retained.
e	<i>Provide well designed hard and soft landscaping; and</i>	Appropriate additional landscaping will be carried out as part of the development.
f	<i>Effectively incorporate on site infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.</i>	The development will incorporate appropriate site infrastructure.

55. The development will also accord with the Principles of Sustainable Development in South Kesteven, set out within Policy SD1.

POLICY SD1: THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT IN SOUTH KESTEVEN		
Development proposals in South Kesteven will be expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy. Development proposals shall consider how they can proactively minimise:		
No	Criteria	Comment
a	<i>the effects of climate change and include measures to take account of future changes in the climate;</i>	The development, in its construction, will incorporate appropriate building technologies to minimise energy consumption and maximise resilience to climate change.
b	<i>the need to travel, and wherever possible be located where services and facilities can be accessed more easily through walking, cycling or public transport;</i>	There is a range of services and facilities in the village. The village also enjoys proximate access to Claypole, where a broader range of services exists.
c	<i>the use of resources, and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency; and</i>	The development, in its construction, will incorporate appropriate building technologies to minimise energy consumption.
d	<i>the production of waste both during construction and occupation</i>	As far as practicable, waste will be managed and appropriately sorted for recycling during construction. Waste during occupation will be similarly managed to minimise landfill wastes.
Development proposals shall consider how they can proactively avoid:		
e	<i>developing land at risk of flooding or where development would exacerbate the risk of flooding elsewhere.</i>	The site is not located within a flood risk area, and the development will not exacerbate the risk of flooding elsewhere.
Development proposals shall consider how they can proactively encourage, as appropriate:		
f	<i>the use of previously developed land, conversions or the redevelopment of vacant or unutilised land or buildings within settlements; and</i>	The site does not comprise previously developed land (although this is not a pre-requisite of Policy SP3). The development is considered to represent an appropriate re-use of the site.
g	<i>the use of sustainable construction materials</i>	As far as practicable, sustainable construction materials will be utilised in the build.
Development proposals shall consider how they can proactively support:		
h	<i>strong, vibrant and healthy communities, by providing a supply of housing which meets the needs of present and future generations</i>	The development will contribute to a strong, vibrant and healthy community. The development will help to support local services.

Development proposals shall consider how they can proactively enhance the District's:		
i	<i>character</i>	The development will complement and preserve the character of the locality.
j	<i>Natural environment</i>	There are no natural features of note within the site.
k	<i>Cultural and heritage assets</i>	No cultural or heritage assets will be impacted in this case.
l	<i>Services and infrastructure, as needed to support development and growth proposals</i>	The development can be suitably serviced and there will be no negative infrastructure impacts.

The Stubton Neighbourhood Plan

56. The proposals in this case are considered to accord with policies contained within the Stubton Neighbourhood Plan.

Policy NE2

New development must be appropriate to the character, natural historic and cultural attributes and features of Stubton's landscape. Developments must respect and retain the landscape character of Stubton Parish and incorporate features which contribute to the conservation, enhancement or restoration of these features. In particular, new development should, wherever possible:

- Maintain existing hedgerows, trees and woodland and encourage the planting of new trees and hedgerows. Where new trees are proposed, these should wherever possible, be appropriate disease resistant and native species.*
- Protect and enhance the existing landscape character and the important features that define the character, setting and views of the Parish (as set out within the Stubton Landscape Character Assessment). In particular, development which would impact on views into and, where appropriate, out of the village should demonstrate that these features have been sensitively and appropriately considered and incorporated/mitigated as necessary.*

We can identify no conflict with Policy NE2. The proposals in this case will respect and preserve the important characteristics of the village. The proposals will complement the existing pattern of development. Existing hedgerows will be retained. New tree planting will comprise appropriate, disease-resistant native species.

Policy BE1

New development for appropriate uses, which is in accordance with the other policies of this plan, will be supported where it can be demonstrated that opportunities to protect and enhance the landscape and/or built environment of Stubton and/or its setting, have been considered and incorporated.

In relation to Policy BE1, the development proposals will complement the existing pattern of development. With the pattern of frontage development maintained along the southern side of Claypole Road. There will be no detrimental impact upon outward views and the setting of the settlement will not be harmed.

Policy BE2

New development for appropriate uses should be sympathetic to the existing form, scale and character of Stubton Parish and be appropriate to its rural location, by ensuring compatibility with the character of the landscape as well as buildings. Materials and boundary treatments should be sympathetic to the character of Stubton.

The proposed development will be sympathetic to the existing, form, scale and character of the settlement. Materials will complement the palette of locally distinctive materials and existing boundary hedges will be retained.

Housing Land Supply

57. The Council's most recently published Five Year Housing Land Supply Statement (March 2025) identifies that at the present time the Council can only demonstrate a 4.07 years housing land supply. This is significantly below the 5-year requirement.

58. In these circumstances, development plan policies for the delivery of housing and the policies 'which are most important for determining the application' are out of date, within the terms set out within Paragraph 11 of the National Planning Policy Framework. In these circumstances the Framework advises;

11.Plans and decisions should apply a presumption in favour of sustainable development

For decision making this means;

(c) approving development proposals that accord with an up-to-date development plan without delay or;

(d) where there are no development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission unless;

i.the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii.any adverse effects of doing so would significant or demonstrably outweigh the benefits when assessed against the policies in this framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

59. In this instance, the development plan policies for the delivery of housing are out of date. Planning permission should thus be granted unless the provisions of paragraph 11(d)(ii) prevail ie, that the adverse effects of the development would *significantly or demonstrably* outweigh the benefits of the development.

60. In this instance, as described earlier in this statement, residential redevelopment of the site offers significant and demonstrable benefits;

- ❖ **Delivery of housing;** the development will make a notable contribution to the supply of housing in the district.

Cont/....

- ❖ **Sustainable development;** the development of a sustainably located site, in a sustainable village location, with good access to services and facilities (See also compliance with Policy SD1 above).
- ❖ **Support for local community facilities and services;** new residential development will help to support local services and facilities

Moreover, the development will contribute to the delivery of sustainable development in the district and the satisfaction of the three strands of sustainable development as outlined in the NPPF;

- ❖ In terms of **economic** considerations, the proposed development will contribute to the local economy. Whilst this will be principally during the construction phase, ongoing residential occupation will contribute to supporting local services and facilities.
- ❖ In terms of **social** considerations, the development will contribute to the supply of housing in the locale. The new properties, which comprise family homes, will also help support the local schools, which are readily accessible from the site.
- ❖ In relation to **environmental** considerations, the proposed development will be entirely in keeping with surrounding development and will re-inforce the form and pattern of development in the locale. The character and appearance of the locale will be enhanced.

In terms of the specific development benefits outlined in Paragraph 11(d)(ii);

- ❖ **Directing development to sustainable locations;** the application site may be considered to comprise a sustainable location for development. Development plan policies (when not out of date) recognise Stubton as a location where new residential development is supported (for example S23/1974). The village enjoys some services and facilities and good accessibility to larger village with a broader range of services.
- ❖ **Making effective use of land;** the proposals are considered to represent an effective and efficient use of land, with development densities in line with the density of adjoining development.
- ❖ **Securing well designed spaces;** the application site has the potential to deliver a well-designed development that integrates with the existing built form, with well-designed spaces.
- ❖ **Providing affordable homes;** Whilst submitted in outline form with no specified dwelling mix at this stage. The site offers the potential to deliver housing to meet the needs of the local community.

61. Paragraph 11(d)(ii) of the Framework makes clear that planning permission should be granted for development, unless the adverse effects of doing so would *significantly* and *demonstrably* outweigh the benefits. This is a high threshold. In this instance, we can identify no specific harms that arise from the redevelopment, the impacts in our view are all positive impacts, not negative ones. In the circumstances, we consider that the provisions of paragraph 11(d)(ii) are satisfied and that planning permission should be granted.

Application S25/1033

62. Under planning application ref: S25/1033 outline planning permission was sought for the residential development of a parcel of land set on the western side of Doddington Lane , Stubton.



S25/1033: extract of site location plan and block plan

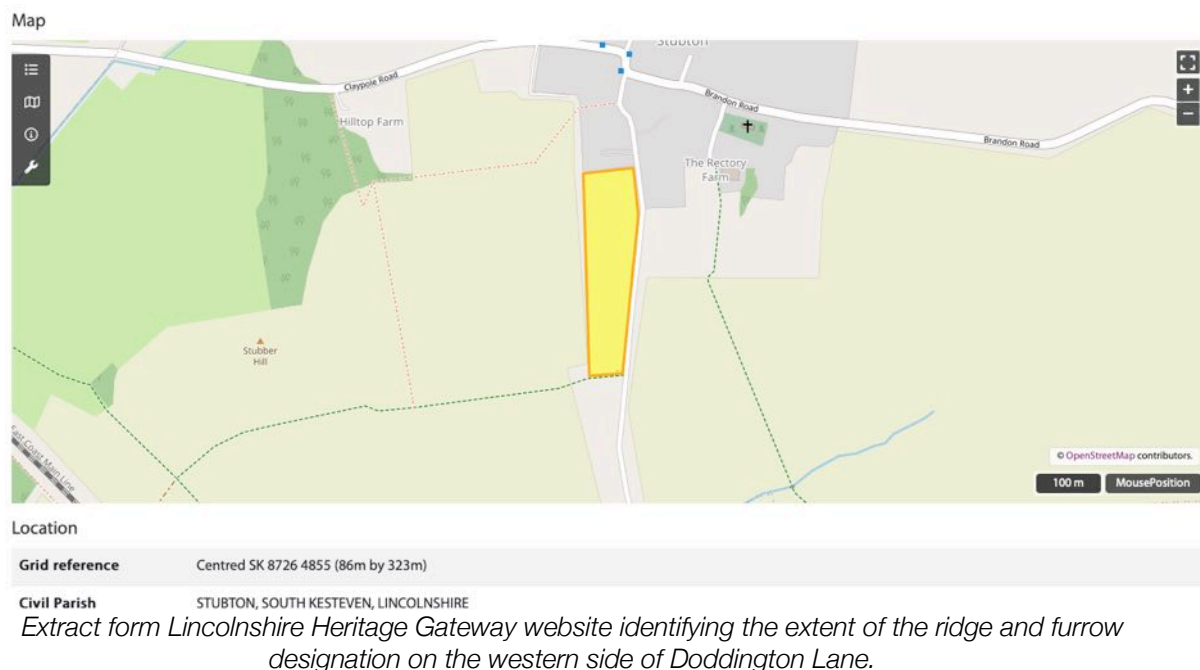
63. Planning permission was refused in September 2025 for the following reason;

The application proposals would result in the total loss of an area of ridge and furrow, which is defined as a non-designated heritage asset and is recognised as a key character of the rural landscape character identified in the made Stubton Neighbourhood Plan. As a result, the application proposals would result in substantial harm to the significance of a non-designated heritage asset and the public benefits of the scheme, including the provision of housing, which is identified as a significant benefit, would not outweigh the identified harm, due to the limited weight attributed to the provision of 4 dwellings. As such, the application proposals are contrary to Policy EN6 of the adopted South Kesteven Local Plan 2011-2036 (Adopted January 2020), Policy NE2 of the Stubton Neighbourhood Plan and Section 16 of the National Planning Policy Framework.

The development proposed would conflict with the development plan when taken as a whole, and material considerations are insufficient to indicate that the decision should be otherwise than in accordance with it, including the presumption in favour of sustainable development contained in the Framework.

64. The reason for refusal makes clear that the sole objection to the application was the location of the site on an area of ridge and furrow, identified as such on the Lincolnshire Heritage Gateway;

Medieval earthwork ridge and furrow visible in aerial photographs and recorded by the National Mapping Programme.



65. The absence of other policy references suggests quite clearly that the housing land supply shortfall remains and that the ‘tilted balance’ considerations in favour of a grant of permission would have prevailed were it not for the significant and demonstrable harm arising from the loss of the ridge and furrow landscape.
66. In the present case, there is no such designation affecting the site and indeed, no other impact considerations that would prevent the presumption in favour of granting planning permission.

Summary

67. The development plan for the area comprises the South Kesteven Local Plan and the Stutton Neighbourhood Plan. The development proposals would accord with the housing, design and settlement policies of these plans.
68. The South Kesteven Local Plan was adopted in January 2020. This document includes Policy SP3, which supports infill development and redevelopment opportunities in settlements, including Stutton. The development proposals would accord with these provisions and satisfy the criteria listed in the policy.
69. The development will integrate satisfactorily with the existing built form and will give rise to no adverse amenity impacts.
70. In the absence of a deliverable five years supply of housing land, the presumption in favour of granting planning permission must reasonably apply.

General planning considerations

71. Set out below are a range of general planning considerations that are considered pertinent to development proposals of this nature, together with an elaboration of how the current proposals satisfy these considerations.

Integration and compatibility of design and scale with adjoining dwellings, paying attention to the building line, proportion, heights, eaves level and materials of adjoining buildings

72. These matters are integral to the consideration of this application. The proposals as illustrated are intended to demonstrate that the scale, design and siting of the proposed dwellings pay due regard to the nature and character of the surrounding area. The development illustrated integrates in scale and design, with neighbouring buildings, and will be compatible with the overall character of the locality. The pattern of development in this part of the village will be reinforced.

73. The site appraisal has identified the key design considerations relating to the site and the constraints that should inform the design response. The suggested two storey maximum scale of the dwellings proposed is appropriate to the site and its location. Such a building scale will not dominate neighbouring properties, and will positively integrate with the built form.

Impact upon the residential amenities of adjoining sites

74. The proposed development will not give rise to adverse amenity effects upon the adjoining residential properties. Indeed, it is considered that a suitably scaled residential development will enhance surrounding residential amenity.

Impact upon the character of the streetscape

75. The development will have no detrimental impact upon the streetscape. Indeed, the introduction of an appropriately designed, residential development onto the site will add to the character of the streetscape. In its existing form the application site makes no positive contribution to the streetscape.

The maintenance of appropriate standards of open space for existing and proposed developments

76. The development (as illustrated) incorporates appropriate provision for private amenity space for the proposed dwellings. The Council operates no quantitative open space standards. Having regard to the scale of the properties it is considered that the level of provision is proportionate and appropriate in planning terms. No loss of amenity space arises from the proposed development.

The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard

77. The development will be accessed via an existing access point from Claypole Road, as well as a second, new access point. The access points fall within the 30mph zone for the village. Adequate visibility is available in both directions. An existing footway runs along the northern side of Claypole Road.

The provision of appropriate car parking facilities

78. Suitable provision will be made within the site for the parking of vehicles. A provision of two / three spaces per dwelling (according to dwelling size) spaces has been illustrated although

additional space can be provided if required. This is considered to be an appropriate level of provision given the scale of properties proposed.

79. The above illustrates that the proposed development does not offend a broad range of planning considerations appropriate to the type of development proposed planning considerations.

Planning conclusions

80. The development plan for the area comprises the South Kesteven Local Plan. The development proposals would accord with the housing and settlement and design policies of the plan. The development represents an appropriate infill re-development within the built-framework part of the settlement. In the absence of a five years supply of deliverable housing land, the presumption in favour of sustainable development and granting permission must apply.

5.Design component

Residential development (outline), Land south of Claypole Road, Stubton, Newark

81. This section considers the design issues relating to the proposed residential development arising from the site appraisal of the earlier section. The National Planning Policy Framework, at paragraph 130, outlines matters to consider when assessing design quality. These include a consideration of whether the development;-

National Planning Policy Framework (2024) Paragraph 135: Planning policies and decisions should ensure that developments	
a	<p>Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development</p> <ul style="list-style-type: none"> • The site is well located relative to services and community facilities. It is within walking distance of facilities within Stubton, and the services they provide. • The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts. It reflects a wider pattern of frontage and depth development in the village. • The site is located within an established residential area and will have no adverse impact upon the character and appearance of the locality. Indeed, residential redevelopment will remove an existing non-conforming use. • The application proposes an efficient use of space that is safe, accessible and user-friendly. • The development will complement and add to the character of the locality • The development will incorporate appropriate measures to minimise the carbon footprint of the building, and ensure its resilience to climate change.
b	<p>Are visually attractive as a result of good architecture and appropriate and effective landscaping</p> <ul style="list-style-type: none"> • Dwelling design and layout will be more fully considered at the reserved matters stage. Any future development will suitably respond to its context and will re-inforce local distinctiveness. • Appropriate landscaping will be provided as part of the development.
c	<p>Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)</p> <ul style="list-style-type: none"> • The development will be compatible with its surroundings.
d	<p>Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit</p> <ul style="list-style-type: none"> • The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place. • The proposed development layout will complement the existing pattern of depth development in the locality.
e	<p>Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks</p> <ul style="list-style-type: none"> • The development will relate satisfactorily to adjoining built development, and will complement and enhance the existing built form. Future design and layout will be evolved to minimise impact upon adjoining properties by reason of overshadowing, daylight and privacy loss. The retention / enhancement of the boundary treatments and the enhancement of perimeter landscaping will ensure the appearance of the development is appropriate and relates well to neighbouring properties. • The development is compatible with surrounding land uses.

f	Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience
	<ul style="list-style-type: none"> • The development will be safe and accessible. The site is proximate to services and facilities. • A high standard of amenity will be achieved • The development raises no material crime and disorder / community safety issues.

82. Having considered compliance with these NPPF design objectives, this statement now considers the following issues required to be included in Design and Access Statements.

Use

83. The application proposes the residential development of the site. The site, adjacent The Coach House, has an area of approximately 0.37ha. It is located on the southern side of Claypole Road, Stubton, approximately 200m west of the junction with Fenton Road. The site, which is bounded to the north and east by residential properties, is set at the edge of the existing built-up area but relates positively to the existing built form. Residential development of the site would not materially the extend the existing built form westwards or southwards. Development plan policies, in particular Policies SP2 and SP3, support development within Smaller Village locations such as Stubton, subject to a number of considerations being satisfied. Given the location and context of the site the proposed development in this case will largely satisfy the relevant considerations set out within the policy. Development upon the application site, with an appropriate treatment of scale, design and siting will integrate with the existing pattern of development and would not materially of harmfully extend the built form.

84. Furthermore, the Council, at the present time is unable to demonstrate a five-year supply of deliverable housing land. In these circumstances the development plan is considered to be out of date and the tilted balance provisions set out in Paragraph 11 of the NPPF are engaged. This requires planning permission to be granted unless the adverse effects of doing so would outweigh the benefits. No adverse effects will arise in this case and significant benefits will result. In these circumstances, there are compelling grounds to support the development.

Amount

85. Outline planning permission is sought for the residential redevelopment of the site. The site has an area of approximately 0.37ha. The amount and form of development will be determined at the reserved matters stage. An illustrative plan submitted with the application illustrates a potential 5-dwelling development of the site, comprising a mix of frontage dwellings, and dwellings set to the rear. This illustrates that a development of this scale and type would not detrimentally impact upon the character and appearance of the locality, and would complement the existing built form (although alternative scale and site layout options may be equally suitable). The amount of development illustrated represents an appropriate quantum of development for the site and one that will give rise to no adverse character or amenity impacts.

Layout

86. An illustrative layout is included with the application. This is intended to illustrate that the a suitably scaled development, served from the existing access point combined with a new access point from Claypole Road can be accommodated on the site without detriment to the character and appearance of the locale, and without detriment to adjoining residential amenity. Indeed, appropriate development of the site will complement the character and appearance of this part of the village. Layout, design and scale considerations will be more fully considered at the reserved matters stage.

Scale

87. Development in the locality is predominantly two-storey (The Coach House incorporates single storey and two storey elements). Given the surrounding context it is considered that a (maximum) two-storey development is most appropriate, ensuring that any development integrates with adjoining and nearby buildings and does not dominate the locality.

Landscaping

88. Landscaping is not a notable feature of this part of the site. Indeed, the site contains limited landscape features, other than boundary hedging in some locations. There is scope as part of any development to include appropriate new landscaping to ensure a high-quality development and ensure the development appropriately integrates with its surroundings. Existing boundary hedges will be retained. Landscaping will be more fully considered at the reserved matters stage.

Appearance

89. The application is submitted in outline form. Dwelling design and appearance will be more fully considered at the reserved matters stage.

6. Access component

Residential development (outline), Land south of Claypole Road, Stubton, Newark

Is the development accessible and inclusive?

90. The proposed residential developments site does not include any physical or social barriers to accessibility. The site is physically level and accesses directly to pedestrian and vehicular networks. It is well located relative to facilities in Stubton which are accessible on foot / bicycle. The terrain and ease of access to village facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.
91. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

92. The site is accessible by all modes. Pedestrian access is achievable directly from Claypole Road.
93. The site / proposals enjoys direct vehicular access from Claypole, from where there is ready access to the primary road network.
94. As private domestic dwellings, the proposed development raises no specific issues relating to public accessibility.
95. The development is proposed to be served from the existing access point to the east of The Coach House and by a new access point set centrally on the Claypole Road frontage. These access points enjoy satisfactory visibility in each direction. There is a footway running along the northern side of Claypole Road. Adequate provision will be made within the site for vehicle parking and turning.

7. Conclusions

Residential development (outline), Land south of Claypole Road, Stubton, Newark

96. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.
97. Having regard to the location of the site adjacent the built-up part of Stubton and the prevailing character of that area, the proposed development is considered appropriate.
98. We have demonstrated that the proposals in this instance will fully accord with relevant national and emerging local planning policy. Policy SP3 of the emerging Local Plan supports infill development in villages subject to a number of criteria being satisfied. Those criteria are demonstrably satisfied in this case.
99. In the absence of a five years supply of deliverable housing land, the presumption in favour of sustainable development and granting permission must apply.

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September 2025