

# Appeal 6001313

Submitted on 27 October 2025.

## Before you start

|                          |                   |
|--------------------------|-------------------|
| Local planning authority | South Kesteven    |
| Appeal type              | Full planning     |
| Decision date            | 26 September 2025 |

## Prepare appeal

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| Was the application made in your name?                     | No, I'm acting on behalf of the applicant                          |
| What is the applicant's name?                              | Richard Patchett<br>Hilltop Ltd                                    |
| Contact details  | Nick Grace<br>GraceMachin Planning & Property                      |
| What is your phone number?                                 | 07808242099  |
| What is the address of the appeal site?                    | Land West of Doddington Lane<br>Stubton<br>Lincolnshire<br>NG235BX |
| What is the area of the appeal site?                       | 7155 m <sup>2</sup>  |
| Is the appeal site in a green belt?                        | No   |
| Do you own all of the land involved in the appeal?         | Yes  |
| Is the appeal site part of an agricultural holding?        | No   |
| Will an inspector need to access your land or property?    | No   |
| Are there any health and safety issues on the appeal site? | No   |
| What is the application reference number?                  | S25/1033   |
| What date did you submit your application?                 | 4 June 2025  |

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|--|---|
| <b>Was your application for a major or minor development?</b>                      | Minor development   |
| <b>Was your application about any of the following?</b>                            | Dwellings   |
| <b>Enter the description of development that you submitted in your application</b> | Outline application for up to 4 detached dwellings. All matters reserved except access. |
| <b>Did the local planning authority change the description of development?</b>     | No  |
| <b>How would you prefer us to decide your appeal?</b>                              | Written representations   |
| <b>Are there other appeals linked to your development?</b>                         | No  |

## Upload documents

|   |  |
|---|--|
| <b>Application form</b>   | <a href="#">S25 1033-APPLICATION FORM REDACTED.pdf (/document/d65f26c7-42ce-42b5-a9cd-cd5f86bb0db9)</a>  |
| <b>Decision letter</b>  | <a href="#">S25 1033-DECISION NOTICE.pdf (/document/3e043337-ce46-4734-9b66-0411ba05813d)</a>  |
| <b>Do you plan to submit a planning obligation to support your appeal?</b>                                      | No   |
| <b>Did you submit a separate ownership certificate and agricultural land declaration with your application?</b> | No   |
| <b>Appeal statement</b>   | <a href="#">APPENDIX 1 HIA.pdf (/document/c679776f-2743-4196-b555-2a9b647c44a7)</a><br><a href="#">Appeal Statement of Case STUBTON FINAL.pdf (/document/7f0bec7e-3733-4483-aae5-aa1548d2f086)</a> |
| <b>Do you need to apply for an award of appeal costs?</b>   | No   |
| <b>Did you submit a design and access statement with your application?</b>                                      | Yes  |
| <b>Design and access statement</b>  | <a href="#">S25 1033-PLANNING DESIGN ACCESS STATEMENT REDACTED.pdf (/document/d1596e37-e696-4f1c-9489-fc88f8b418db)</a>  |
| <b>Plans, drawings and supporting documents</b>   | <a href="#">S25 1033-FLOOD RISK ASSESSMENT PLAN.pdf</a>  |

[\(/document/6038bf2b-e9b7-44e1-98bf-1a0bd92d5dfd\)](/document/6038bf2b-e9b7-44e1-98bf-1a0bd92d5dfd)  
[S25 1033-PROPOSED FLOOR ELEVATION ROOF PLAN.pdf \(/document/e402e8d0-f843-44a7-8a78-49c237556cee\)](#)  
[Wider Title Plan Land Holding.pdf \(/document/a45a8ed1-290d-40ee-96a5-51a9469ebdcc\)](#)  
[PEA.pdf \(/document/b5bbcdb4-5e09-48e4-95eb-6836cf71ec02\)](#)  
[S25 1033-BIODIVERSITY NET GAIN ASSESSMENT REPORT.pdf \(/document/c214539c-fddb-4a0c-af65-8837591ccf3a\)](#)  
[S25 1033-EXISTING SITE PLAN.pdf \(/document/4bee63fb-2629-47ec-b1d9-9b55185093fa\)](#)  
[S25 1033-PROPOSED SITE PLAN.pdf \(/document/c9d1148e-62bf-44d0-82a4-b624ce2b523c\)](#)  
[S25 1033-TOPOGRAPHIC SURVEY PLAN.pdf \(/document/c37ad6e7-4a5b-4663-8899-c489c51d77a1\)](#)  
[PEA FINAL.pdf \(/document/d045bc48-6ae7-4cd1-a008-f83aca46e982\)](#)

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**Do you have any new plans or drawings that support your appeal?**

No

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**Do you have any other new documents that support your appeal?**

No

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