

Planning Inspectorate Reference: 6001313

S25/1033 Erection of 4 Dwellings, Dry Doddington Road, Stubton

Statement from District Councillor Loveden Heath Ward: Cllr Penny Milnes



1. The site, shown in aerial photo above, is distinguished as a non-designated heritage asset by virtue of being an excellent example of ridge and furrow listed in the Lincolnshire Historic Environment Record.

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

Lincolnshire Heritage Gateway website identifies the extent of the ridge and furrow designation on the western side of Doddington Lane south of Stubton Monument Record ML199366

Monument record MLI99366 - Ridge and furrow to the south of Stubton



Summary

Ridge and furrow to the south of Stubton

Type and Period (2)

RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD)

FIELD SYSTEM (Medieval - 1066 AD to 1539 AD)

Protected Status/Designation

None recorded

Images (0)

Documents (0)

Full Description

Medieval earthwork ridge and furrow visible in aerial photographs and recorded by the National Mapping Programme. {1}

Sources/Archives (1)

<1> SLI3613 Map: Royal Commission on the Historical Monuments of England. 1992-1996. National Mapping Programme. SK8748: LI.740.9.

Map



Location

Grid reference	Centred SK 8726 4855 (86m by 323m)
Civil Parish	STUBTON, SOUTH KESTEVEN, LINCOLNSHIRE

Related Monuments/Buildings (0)

Related Events/Activities (0)

External Links (0)

Record last edited

Mar 21 2021 8:35PM

Feedback?

Your feedback is welcome. If you can provide any new information about this record, please contact us.

The proposed development would result in the loss of this significant and well-preserved example of ridge and furrow. The loss would create substantial harm to this notable non-designated heritage asset, contrary to:

Local Plan Policies:

EN1 (Landscape Character)

EN6 (Historic Environment)

DE1 (Promoting Good Quality Design)

2. Stubton Neighbourhood Plan and the Landscape Character Assessment also mention the local importance of ridge and furrow to the setting of the village and the importance of retaining a high-quality environment. It is therefore an important historic agricultural asset locally. The land has remained from Medieval times to today as undisturbed pasture with the resultant soil quality and water management benefits on heavy clay. Moreover, the biodiversity in the site is unique.



3. The old mature hedgerow fronting the site and noted on historic maps would be eroded by removal to allow the proposed engineered vehicular access to a cul de sac serving the 4 dwellings and by

being incorporated into private gardens where the hedge is likely to be cut back heavily. This would result in the suburbanization of this heritage site, not at all in keeping with the current lush and rural character which the field and its hedgerows represent. Thus it would be to the detriment of the historic and rural character of the site. This major loss, together with the built form creating an adverse impact on the rural nature and character of the setting of this part of the village, with footpaths and bridleways close by which benefit from the rurality this site provides, would be contrary to:

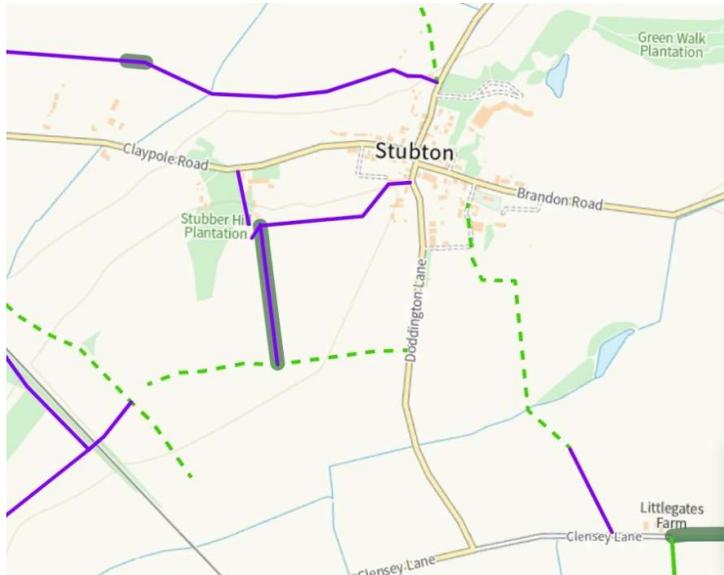
Stubton Neighbourhood Plan Policy: NE2

Stubton Landscape Character Assessment

Stubton Neighbourhood Plan Policy NE2 states: *“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 Stubton Neighbourhood Plan Map showing key views from Stubton Parish towards surrounding areas and the escarpment slopes (shown in orange) 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.”*



Extract Lincolnshire Public Rights of Way
PROW Public Footpath – purple
PROW Public Bridleway – solid green
PROW restricted Byway – dotted green



View looking East from PROW Footpath off Hargreaves Row with Lindum House to the left, showing the impact of the proposed extension of built form into this rural and historic area.



From Coach Road PROW Public Byway looking North, Lindum House in centre and sheep grazing showing the impact of proposed built form on the heritage site.

4. The NPPF asserts that such assets are an irreplaceable source and contribute to local character and distinctiveness. The impact of this development would result in the total loss of the acme of the asset and much greater weight should be given to the substantial public

benefit of protecting the site. Please note that Stubton is a small village where the importance of the agricultural heritage is recognized and merits retention. Recording it (as a photograph) is not a comparable substitute.

The proposal would be contrary to:

NPPF 16 (Conserving and Enhancing the Historic Environment)
paragraphs 207, 208, 216

5. The public benefits of 4 dwellings on this sensitive and historic site in a smaller village with very limited facilities – only a village hall, no bus service – do not outweigh the harm. Housing targets are being met in more sustainable larger villages with more facilities without the need for bulldozing this ancient site with its unique ecosystem which is the result of being pastureland since medieval times.

6. I therefore consider that this heritage and rural character is worth preserving and that the appeal be dismissed.