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Appeal 6001313

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land West of Doddington Lane, Stubton, NG23 5BX
Agent contact details	[REDACTED]
Local planning authority	South Kesteven
Application number	S25/1033

Interested party 1

Comments

I previously supported this application with two conditions which I would like to emphasis for my support to continue.

1. I supported 4 BUNGALOWS as shown in the plans. The submission merely states "dwellings". I DO NOT SUPPORT houses.
2. I asked for the planting strip which currently runs North to South on the application to be changed to run East to West in order for it to define the development site from the remainder of the field and in line with the boundary of the existing property on the opposite side of Doddington Road.
3. The Developers state in 2.3 of their correspondence that the remainder of the land will not be developed; this should be a Condition. [Read more](#)

Supporting documents	No documents
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Interested party 2

Comments

I have already commented on this application. I remain in full support of this development - I live directly opposite the site. I consider that this small development would enhance Doddington Lane and its

environs beneficially using a previously poorly maintained and neglected field and hedgerows. I feel its appropriately mirrors the other developments on the lane.

I accept that there will be some incomplete loss of ridge and furrow but the application is for only a portion of the large field and prior developments and agriculture have already destroyed some of this feature.

I attended an open meeting of village residents organised by the non-elected Parish Council and felt that those attending were also broadly in support. I was not able to attend the SKDC Planning meeting but would have voiced my support had I been able. [Read more](#)

Supporting documents

No documents

Interested party 3

Comments

Drainage and infrastructure concerns:

As a local resident and neighbour, I remain concerned that the builder's appeal fails to address the site's well-known drainage problems and the lack of basic services. The clay loam on the Doddington Road side is slowly permeable and classed as seasonally waterlogged (Wetness Class III), so water routinely pools and the ground stays saturated for long periods.

Key points:

- No mains drainage, sewerage, or gas mains serve this location, so new homes would rely on non-mains systems that are unlikely to function effectively in clay subsoil.
- Slow permeability and seasonal waterlogging increase surface runoff and localised flooding risk on Doddington Road and nearby low-lying areas.
- Existing drainage infrastructure is already vulnerable to blockage and being overwhelmed (gullies, pipes, ditches), a perennial local problem.
- Septic tanks/soakaways are likely to fail or underperform, creating public health and environmental risks.
- Meaningful development would require engineered SuDS (for example, lined attenuation/holding systems) and clear, evidence-based plans showing how wastewater and surface water will be managed without harming neighbours.

Proceeding with housing here without robust, independently verified drainage and infrastructure solutions would be unwise. The appeal's "build baby build" rhetoric should not replace a common-sense, evidence-based approach that protects existing and future residents.

[Read more](#)

Supporting documents

No documents

Interested party 4

STATEMENT OF CASE

The following supplements the Parish Council's original comments submitted to SKDC Planning Portal and oral submissions made at the SKDC Planning Committee Meeting on 25th September 2025, when the application was refused.

The field subject to this appeal is surrounded by dense, ancient hedgerows, save for the access gate off a right of way known as the Coach Road. It is laid to permanent pasture, with a well preserved, surviving ridge and furrow field system of Medieval origin. The field is a non designated heritage asset, recorded by Lincolnshire Heritage as Monument Record MLI99366. The proposed development therefore contravenes 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.”

As can be seen from the photographs, the proposed site has a remote, open aspect, with nothing to tie it to the urban, domestic development within the village of Stubton. It is edge of village and has no services on site such as water or electricity and there are no garden sheds or signs of domestic use. The proposed site therefore contravenes Stubton Neighbourhood Plan Policy NE1:

“New development must preserve the remoteness and tranquillity of Stubton Parish.”

A submitted photograph shows sheep grazing the site and its historic use has been for grazing livestock and horses. As the entrance gate leads onto a public bridleway, it has been an ideal location for equestrian use as riders can access off road hacking directly from the field entrance. The field remains unchanged over the centuries and is an important historic site of agricultural heritage.

As the development would result in total loss of the ridge and furrow

field system, the application contravenes Stubton Neighbourhood Plan Policy NE3:

“Development proposals where the primary objective is to conserve or enhance biodiversity and other features of the local environment or landscape should be permitted.”

NPPF para 216 provides:

“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The applicant acknowledges the proposed development would result in total loss of the heritage asset, it is therefore respectfully submitted that the scale of harm and loss falls in favour of refusing the appeal.

The proposed Biodiversity Net Gain area removes more of the ridge and furrow landscape and the plan to sow yellow rattle as a grass suppressant does not assist in conservation, particularly as the plant is invasive, so likely to spread to surrounding pasture and is toxic to livestock and horses. The proposed development therefore contravenes: Stubton Neighbourhood Plan 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.”

It is felt that a cul-de-sac style of development is out of keeping with the current built form of the village. It introduces dense development to an edge of village location and is out of keeping with the current built form of single file, scattered dwellings: Stubton Neighbourhood Plan 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.”

Jackie Britten-Crooks
Clerk/RFO Stubton Parish Council

Interested party 5

Comments

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

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.

NOTE: Photographs have not copied over. Please may I have an email address to send the full statement to you. [Read more](#)

Supporting documents

No documents
