

South Kesteven District Council

Development Management

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SOUTH
KESTEVEN
DISTRICT
COUNCIL

NOTIFICATION OF PARISH/TOWN COUNCIL REPRESENTATIONS

Application No:	S25/1860/OUT /DEBBIE/PC1
Applicant:	Mr R Wills
Proposal:	Outline application for residential development.
Location:	Claypole Road, Newark, Stubton, NG23 5BU,
App Type:	Outline Planning Permission

Your notice regarding this application was received on 21 October

The Parish/Town Council do not propose to enter any representations with regard to the application.

The Parish/Town Council's representations are as follows/overleaf/attached:-

Attached.

NB: Please note that failure to meet the deadline 11th November 2025 may result in the application being determined without your comments being taken into consideration.

Signed: 
Clerk/Chairman to Parish/Town Council

Parish Clerk

Date:

9 November 2025

STUBTON PARISH COUNCIL, MATERIAL CONSIDERATIONS IN RESPONSE TO:

S25/1860, Outline application for residential development. Land off Claypole Road, Stubton.

The Site and Location

The proposed development site is a greenfield site of permanent pasture on the residential edge of Claypole Road. There is a mature hedgerow surrounding the site. Opposite the site is a row of ex local authority homes. There are detached properties to the east and open countryside to the west and south of the site.

SP3

The application has been made under spatial policy, SP3 Infill. It is the Parish Council's view that the proposed development is not infill as it does not fit the definition of a small gap between existing buildings or satisfy SP3 (a) which requires a site to be "*within substantially built up frontage*".

SP4

The Parish Council has been advised that due to the 'tilted balance' (Local Plan is out of date with NPPF), only limbs b), c), d), and f) are to be considered under spatial policy SP4 Edge of Settlement. Each limb is considered below:

- b) Appropriate size, scale, layout: The application is for outline consent only, so the indicative dwelling designs may change at full planning stage. However, it is the Parish Council's view that the development does not reflect the current built form of Claypole Road which comprises entirely single frontage dwellings. The introduction of cul-de-sac style of design would look out of keeping with the existing pattern of development. The Parish Council would prefer fewer dwellings, perhaps incorporating dwellings 1 & 2 on the indicative block plan which follow the existing built form along Claypole Road.

The downward gradient to the houses and garages opposite the proposed site has caused localised flooding in the past, on a frequent seasonal basis. The garages flood with surface water from the road, along with the front gardens and paths to numbers 4 and 5 Claypole Road, which have a stream of water running through them during winter months. In the event permission is granted, the Parish Council would like to see conditions put in place in regard to improved drainage and use of appropriate driveway/access materials used which are permeable/semi-permeable.

The Parish Council would also ask that adequate sewage systems are stipulated which take into account the risk of flooding and composition of the land, which is heavy, clay based soil.

- c) Allocations/development plan: Stubton is a smaller village, with no set target allocations for housing, save for the figure set out in SP2 for 30 dwellings per annum across the entire cohort of 58 smaller villages in the district. It is felt that the proposals are too dense for an edge of village site and the Parish Council would prefer to see the current built form continue, which is single frontage development, in line with existing dwellings. A more modest development would also impose fewer risks in relation to the flooding issue as Claypole Road has no mains drainage.

- d) Not extend into open countryside/appropriate to landscape and heritage. The site is currently agricultural and laid to permanent pasture. The proposed development does not extend beyond the current building line of homes opposite and the homes along Claypole Road are not period properties, however the Parish Council would like any development to be of traditional design to reflect the rural nature of the small village.

- e) Essential Infrastructure: As mentioned previously, the location is prone to localised flooding which affects existing homes in the village. The Parish Council would like to see this issue addressed comprehensively, so that drainage is improved for existing home owners.

Stubton Neighbourhood Plan: Landscape Character

NE1:

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

As mentioned previously, much of Stubton is not on mains drainage and the Parish Council has concerns that the addition of 5 dwellings will add to the pre existing flooding issue on Claypole Road.

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.”

The proposals do not correspond with current built form. Existing dwellings are in a single row formation whereas the development is a cul-de-sac design. The Parish Council would prefer fewer properties and a less dense development to reflect the tapered, gentle nature of traditional edge of village development. Extending the 30mph speed limit and limiting the speed to 40mph from the brow of the hill which runs into the village from the direction of Claypole, would also be recommended by the Parish Council to make the road safer for residents.