

Design and Access Statement
Planning Statement
Residential development (outline)
Land at Heather Way House
Fenton Road
Stubton
Newark



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1.Introduction

Residential development (outline), Land at Heather Way House, Fenton Road, Stubton, Newark

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 at Heather Way House, Fenton 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 western side of Fenton Road, Stubton.
10. The site is located to the side and rear of a property known as Heather Way House, a large detached dwelling dating from the early 1990's, set back from the road within extensive grounds. To the north of the property the last dwelling set on the western side of the road heading out of the village towards Fenton (Park Cottage), has recently been redeveloped for 3(no.) dwellings (S23/1974).
11. Development along Fenton Road, heading north from the staggered village crossroads comprises a varied mix of frontage and depth development. Frontage dwellings have varied set-backs from the road frontage, with some dwellings (and the village hall) set directly on the road frontage, and other properties - such as Ellary House and Heather Way House - set back some distance from the frontage. Depth developments – which include a frontage element - vary in scale, and include the development at Park Cottage (3 dwellings) and St. Martin's Close (5 dwellings).
12. Stubton more widely 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, and the examples quoted above on Fenton Road. 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.
13. Heather Way House comprises a large detached dwelling set back approximately 35m from the Fenton Road frontage. The dwelling occupies a large L-shaped plot. The dwelling is set within the east-west running arm, and to the rear of the dwelling a south-north running arm extends northwards to the rear of the Park Cottage site (now redeveloped as three dwellings). The western plot boundary is set in line with the western boundary of Ellary House, a large dwelling in a set-back position a short distance to the south. Set adjacent Heather Way House, on the road frontage, is the village hall. The dwelling occupies an approximate 0.74ha plot. The extensive garden area to the property forms part of the built-up part of the settlement and is considered to represent an appropriate location for a small-scale infill development.
14. 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.

15. 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. The illustrative plan reflects and complements the established pattern of depth development along Fenton Road. The illustrative scheme is entirely contained within the existing residential curtilage (as approved under Sk.71/0460/91).
16. 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 Heather Way House, has an area of approximately 0.55ha. It is located on the western side of Fenton Road, Stubton, approximately 100m north of the junction with Claypole Road. The site, which is bounded to the south and east by residential properties, comprises residential garden land associated with Heather Way House, and forms part of the built up area of the settlement. Residential development of the site would not materially extend the existing built form westwards or northwards. 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 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 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 tangible 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 0.55ha. 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. 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 (which already includes depth type developments). 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 a new access point 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. 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. 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.

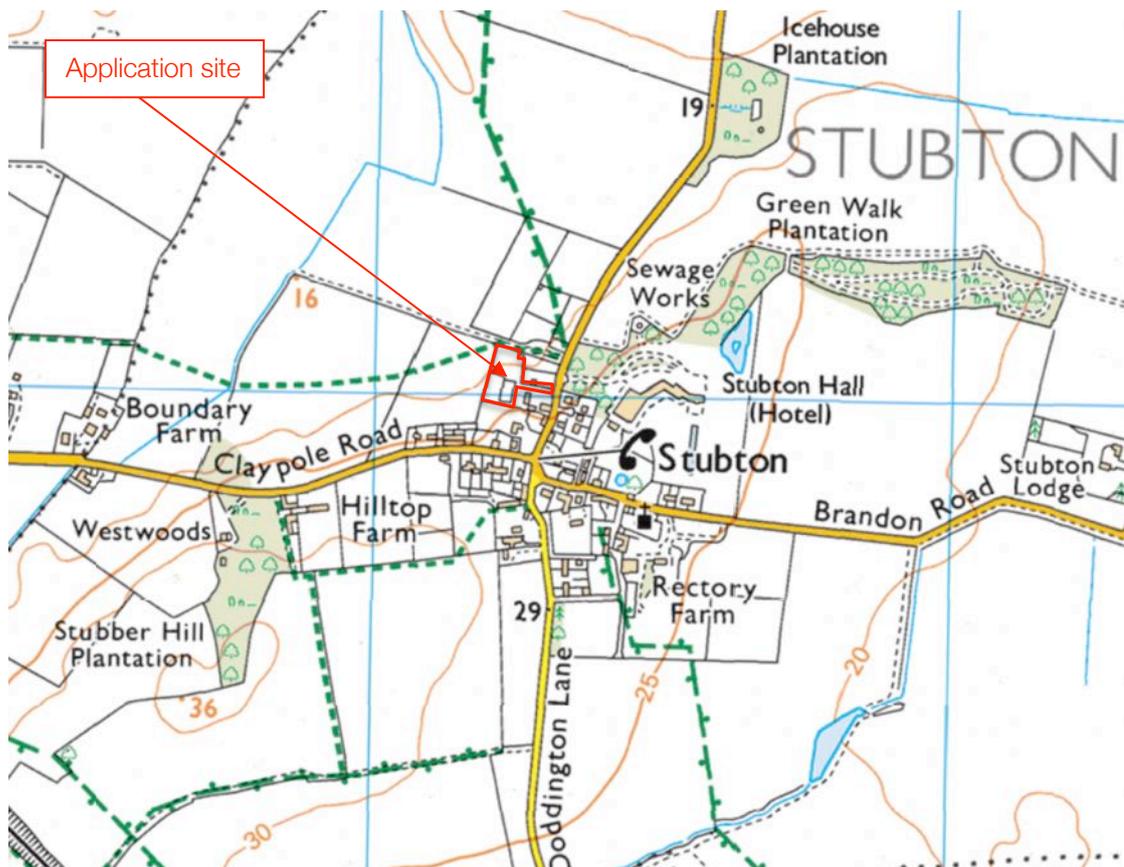
ACCESS POINTS: an area or areas in which the access point or points to the site will be situated

The development is proposed to be served from a new access point at the northern end of the Heather Way House frontage. This access point will enjoy satisfactory visibility in each direction. Adequate provision will be made within the site for vehicle parking and turning.

3.Site appraisal

Residential development (outline), Land at Heather Way House, Fenton Road, Stubton, Newark

- 17. 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.
- 18. 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.
- 19. 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.

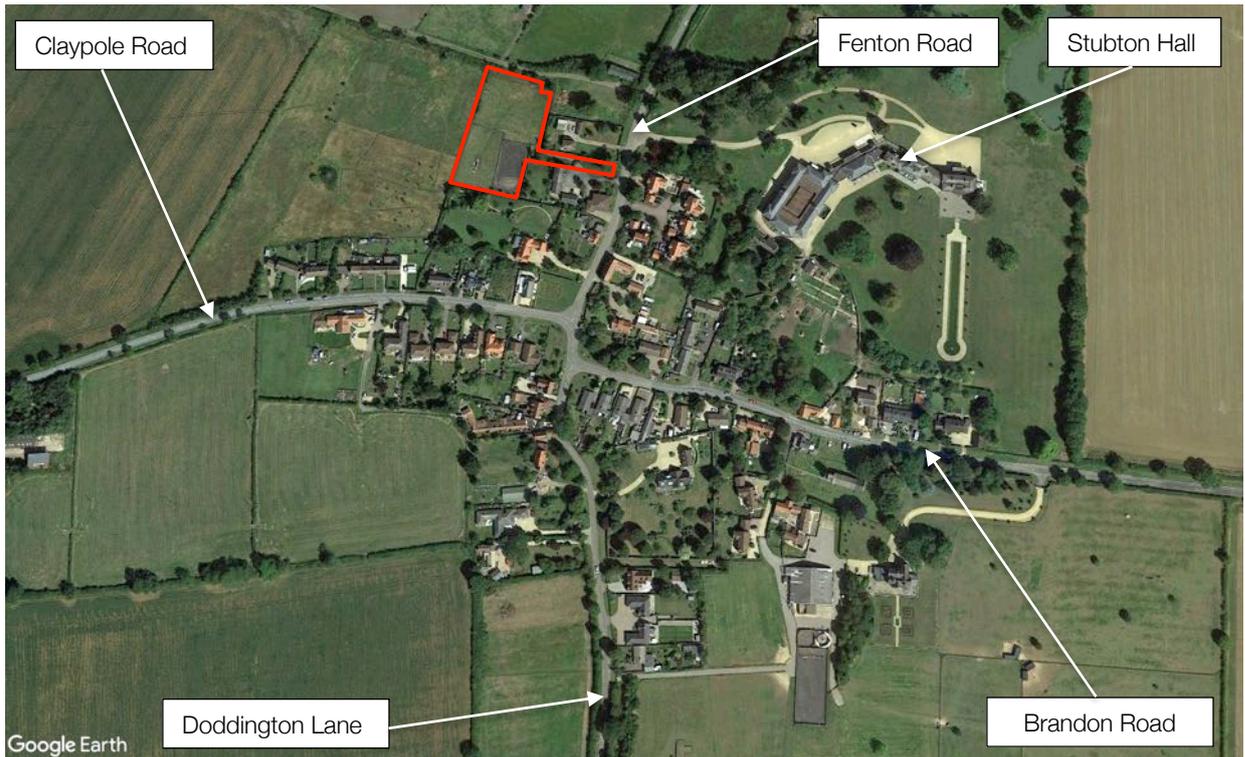


OS Plan extract (not to scale) of Stubton. The location of the application site is highlighted.

- 20. 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).

21. 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.

22. Much of 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 Cottage 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 Heather Way House on Fenton Road, and Lindum House and Westbury on Doddington Lane) which further dilute the frontage characteristics.
23. 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 are, generally speaking, a reflection of the building styles and idioms of their period of construction. More recent developments – including that at Park Cottage, 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 Brandon Road.

- 24. 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

- 25. 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

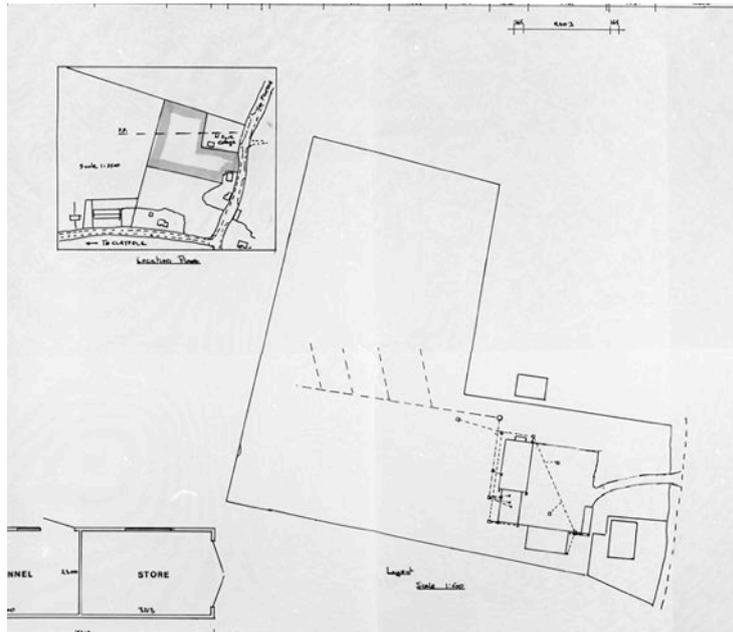
26. Whilst the village lacks a distinct concentration of traditional period properties and does not have a conservation area, it nevertheless contains a number of attractive properties typical of the wider locality, and has a compact and cohesive form. Its streets are characterised by evolving and changing 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.
27. Heather Way House is located on the western side of Fenton Road, approximately 100m to the north of the Claypole Road junction. As illustrated in the photograph below, the dwelling was consented in the early 1990's (SK.71/0460/91) and in design is reflective of that particular period. The dwelling, as with Ellary House to the south, which dates from a similar period, is set back some 35m from the road frontage. It nevertheless may best be characterised as a frontage dwelling as there is no intervening development between the property and the road. The village hall and an adjoining dwelling (Home Farm Cottage) are set on the road frontage between the two set-back dwellings, although there is no substantive overlapping that would characterise the buildings as backland properties. Rather, they are best described as set-back frontage dwellings.



Heather Way House



Heather Way House: The red and blue land combined comprise the Heather Way House curtilage. The red line comprises the application site. The blue land comprises the retained Heather Way House plot. Since this aerial photograph was taken the adjoining dwelling to the north – Park Cottage is being redeveloped as three dwellings (S23/1974)



Extract of approved block plan and site location plan for Heather Way House SK.71/0460/91. This affirms that the entirety of the L-shaped plot comprises residential curtilage / garden land. The consent did not withdraw any permitted development rights and there is therefore scope to erect Part E incidental garden buildings on any part of the land to the west of the dwelling.

28. The consented plot has an L-plan form, with the existing dwelling set within the west-east running arm, the eastern end of which fronts Fenton Road. Beyond the dwelling the south – north running arm extends to the rear of the adjoining property (Park Cottage) extending to a farm track running westwards off Fenton Road north of the Park Cottage site. Set to the front of Heather Way House is a garage block, which backs on to the southern site boundary. Access to the dwelling is set centrally on the road frontage. To the south of this access point and extending partly across the frontage is Stubton Village Hall.
29. Set to the rear of the dwelling, beyond a lawned area is a menage (this is located within the garden of the dwelling not on land beyond the curtilage). The northern arm of the garden, set to the north of the menage and to the rear of the Park Cottage site is set at a lower level to the garden area to the rear of the property. The plot is generally bounded by fences or hedges. The overall plot has an area of approximately 0.74ha.
30. Set within the two arms of the site and fronting onto Fenton Road – with a similar set back as Heather Way House - there was, until recently, a detached dwelling set within a rectangular plot (Park Cottage). Under planning permission ref: S23/1974, consent has been granted for the demolition of the dwelling and the erection of three dwellings in its stead. As illustrated below, the consented development brings two of the dwellings closer to the Fenton Road frontage with the third dwelling set to the rear creating a depth form of development.



Approved site layout S23/1974 on the former Park Cottage site to the north of Heather Way House.



Aerial photo of the application site and Heather Way House, with the consented development on the Park Cottage site overlaid.

31. The Park Cottage redevelopment as approved under S23/1974 was demonstrably seen to accord with relevant development plan provisions for development on the village. The relevant delegated officer report for the application noted;

The application site currently comprises a detached dwelling and two outbuildings therefore represents a re-development opportunity. Although there is paddock land to the north, the site is clearly defined by the boundary hedgerow and is considered to be part of the village. The proposal would not extend the pattern of development beyond the existing built form.

Policy BE1 of the Neighbourhood Plan supports new development for appropriate uses, which is in accordance with the other policies of the plan, 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. The existing dwelling has a neutral impact in terms of character and is not considered a non-designated heritage asset, therefore there are no concerns in principle with its proposed demolition. Subject to impact on character and amenity, small scale residential development on the site is considered acceptable in principle.

Although the dwellings would be larger in scale, the proposed layout would not be out of keeping with the density of the surrounding built form, and the openness to the forefront of the site would largely be retained, ensuring the rural character of the village is not compromised.

32. To the south of Heather Way House, is Ellary House, a large detached dwelling, set within a similarly spacious plot, with a similar set back from Fenton Road. Set to the front of the plot (but not directly in front of the dwelling itself) is a recently replaced dwelling set directly on the road frontage, to the south of the Village Hall (Hall Farm Cottage).
33. Set to the east of Heather Way House, is St. Martins Close, a cul-de-sac development of 5 dwellings set to the north of a converted grade-II listed former barn (Hayloft Barn).



(Left) Stubton Village Hall (Right) Hall Farm Cottage



(Left) Ellary House (Right) St. Martin's Close

34. The application site in this case essentially comprises the south north running arm of the Heather Way House site. Together with an access trip that runs along the northern side of the west east running arm, to the north of the dwelling. The site comprises residential garden land. It is essentially tiered, with the southern half set generally level with Heather Way House and the northern half generally lower than the Park Cottage site. The site is largely laid to grass although there is also a disused menage on the southern portion of the site. The western, southern and northern boundaries are largely defined by hedges. A pole mounted power line runs diagonally across the northern part of the site. There are no other features of note within the site. The access strip comprises a mix of gravelled driveway and lawn. The defined site has an area of approximately 0.55ha.
35. 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. More recent developments, such as Home Farm Cottage and the Park Cottage development adopt locally referenced stylings.
36. 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. The recent development at Park Cottage, on the western side of Fenton Road, similarly introduces a dwelling to the rear of two frontage dwellings. Notable set back dwellings include Ellary House and the application property, Heather Way House as well as Westbury and Lindum House on the western side of Doddington Lane. Hargreaves Row (off Doddington Lane), comprises a terrace of 4 dwellings set perpendicular to, and back from the road on its western side.
37. Also, noteworthy, is the recent grant of consent, on appeal, for the erection of up to four dwellings on Land off Doddington Lane, at its southern end. The application, S25/1033, was recommended for approval by officers, but subsequently refused by the Council's Planning Committee on the basis that it would involve the loss of ridge and furrow field, considered to comprise a non-designated heritage asset. A subsequent appeal (6001313) was allowed on 19 January 2026. As illustrated below, the illustrative plans accompanying the application clearly

contemplated a depth form of development with none of the dwellings actually fronting onto Doddington Lane; instead fronting onto the proposed access drive.



S25/1033: Doddington Lane, Stubton; Illustrative block plan

38. Whilst we reference this decision later in this statement, in the context of housing land supply, it is relevant to note at this stage that the Planning Committee report, in supporting the proposed development, clearly considered that the proposed depthform of development would be in keeping with the form, character and appearance of the settlement.

Whilst the Parish Council raised concerns over the indicative layout in a cul-de-sac style arrangement being out of character with the development on Doddington Lane, it is considered that there is variation in the positioning of dwellings within the plots, the scale and design of the dwelling.

On the basis of the indicative layout plan, should this be forthcoming, 4 single storey dwellings in the L shape as proposed would be acceptable in principle. This is due to L shaped bungalows being characteristic of existing dwellings along Doddington Lane and there being examples of dwellings both set back from Doddington Lane and set further forward. Therefore, the proposed cul-de-sac layout as shown on the indicative layout plan would be reflective of the variation in the existing building lines.

Based on the above, the proposal, in principle is considered to be in keeping with the character and appearance of the area and would not result in any unacceptable visual impact in accordance with Policies DE1 of the SKDC Local Plan.

39. The present application site comprises residential garden land associated with Heather Way House. It is clear that the land is consented as residential garden and is utilised as such. It forms part of the built-up part of the settlement as opposed to being part of the surrounding countryside. The site is bounded to the south by the side boundary of Ellary House and to the east by the remainder of Heather Way House plot and the redeveloped Park Cottage site. The western boundary of the suite aligns with the western boundary of Ellary House to the south. It does not extend beyond the existing adjoining built form.
40. 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. The particular characteristics of the site and its location are such that it is considered to represent an appropriate development site within the built framework of the village.



The application site in context

41. In considering the potential of the site to accommodate some form of infill-type development, it is important to note and recognise the varied characteristics of the locale; in particular Fenton Road, which incorporates both frontage and depth development on both sides of the road; it is not a street solely characterised by frontage development. The development of the site would complement the established (and varied) pattern of development along the street.
42. 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 the roadside presentation to Fenton Road.

43. 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 Cottage adjoining, (S23/1974) is an illustration of this approach.

44. 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.
- ❖ **Be appropriately sited.** Dwelling siting is a matter that would be more fully considered at the reserved matters stage. Dwelling siting in particular should pay particular regard to the relationship of new properties to the existing adjoining properties, and inter-relationships between dwellings.
- ❖ **Be suitably accessed.** It is considered that there is scope to serve the development via a new access point from Fenton Road (with Heather Way House retaining the existing access). An appropriately positioned access to Fenton Road 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, as well as BNG requirements.
- ❖ **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.

45. 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.

46. 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

47. 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.
48. 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

49. The application in this case, which is an outline planning application with the access reserved matter included, proposes the residential redevelopment of the site.
50. 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.
51. The application is accompanied by a baseline BNG assessment.



P & K King
 Land at Heatherway House, Fenton Road, Stubton
ILLUSTRATIVE BLOCK PLAN
 Drawing Ref: MSP2173/002C
 Scale: 1:500 @ A3


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Extract of illustrative block plan

4.Planning considerations

Residential development (outline), Land at Heather Way House, Fenton Road, Stubton, Newark

Overview

52. 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.
53. 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.
54. 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.

55. 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.
56. 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.
57. 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.

58. 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

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

60. **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**.

61. **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, an appropriately scaled and site development will complement and not compromise the nature and character of the settlement.

62. **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.

63. 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 served from a substantially built-up frontage. It is effectively framed by existing development to the south and east.
b	<i>It is within the main built-up part of the settlement</i>	As we have identified, the site is located within the built-up part of the settlement. It presently comprises residential garden.

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 site is comprised entirely within an existing residential curtilage. The development will not extend further westwards 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.

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

65. Policy DE1 of the 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) respond 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.

66. 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.
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The Stubton Neighbourhood Plan

67. 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. 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

68. 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.
69. 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.

70. 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.
71. 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.
- ❖ **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.

72. 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

73. 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 (see plan at Paragraph 37 above).
74. Planning permission was refused in September 2025 on the basis of a claimed impact upon the ridge and furrow field that was deemed a non-designated heritage asset. The application had however been supported by Council officers and recommended for approval. The relevant Committee report made clear that in the absence of a deliverable 5-year housing land supply, the NPPF-tilted balance considerations outweighed any potential impacts of the development.
75. The application was allowed in appeal in January 2026. Within the appeal decision letter, the Inspector acknowledge the housing land supply shortfall was a compelling argument in favour of the development;

12. The housing requirement for South Kesteven is 895 dwellings per annum. However, only 4.07 years of specific deliverable housing sites can currently be demonstrated. This is below the minimum of five years specified in the Framework. Whilst four additional dwellings would not make a vast numerical difference, they would nevertheless contribute meaningfully to reducing the shortfall. This is a matter that clearly favours the proposal.

13. The economic benefits associated with the construction and occupation of the dwellings have not been quantified but could be expected to be modest. Biodiversity gains could be achieved on the southern part of the appeal site slightly in excess of the mandatory requirements and this is also a minor advantage.

....

16. Although a matter of considerable importance and weight, the scale of heritage harm resulting from the proposal would be limited. There would nonetheless be conflict with Local and Neighbourhood Plan policies in this respect. On the other hand, the proposal would deliver four new homes in a District where housing supply is well short of expectations. The Government's objective is to significantly boost the supply of homes. In addition, there would be modest economic and biodiversity benefits. Overall, the adverse heritage impacts do not outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The presumption in favour of sustainable development therefore applies. Indeed, the positive aspects outweigh the negative ones such that the proposal is acceptable.

76. The tilted balance considerations clearly weigh in favour of the present proposals in a similar manner. In the present case, there is however no such heritage designation affecting the site, and indeed, no other impact considerations that would prevent the presumption in favour of granting planning permission.

Summary

77. The development plan for the area comprises the South Kesteven Local Plan and the Stubton Neighbourhood Plan. The development proposals would accord with the housing, design and settlement policies of these plans.
78. 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 Stubton. The development proposals would accord with these provisions and satisfy the criteria listed in the policy.
79. The development will integrate satisfactorily with the existing built form and will give rise to no adverse amenity impacts.
80. 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

81. 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

82. 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.
83. 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

84. 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

85. 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 notable contribution to the streetscape.

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

86. 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

87. The development will be accessed via a new access from Fenton Road. The access point falls within the 30mph zone for the village. Adequate visibility is available in both directions.

The provision of appropriate car parking facilities

88. 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.

89. 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

90. 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 at Heather Way House, Fenton Road, Stubton, Newark

91. 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	<p>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</p>
	<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.

92. 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

93. The application proposes the residential development of the site. The site, adjacent Heather Way House, has an area of approximately 0.55ha. It is located on the western side of Fenton Road, Stubton, approximately 100m north of the junction with Claypole Road. The site, which is bounded to the south and east by residential properties, comprises residential garden land associated with Heather Way House, and forms part of the built-up area of the settlement. Residential development of the site would not materially extend the existing built form westwards or northwards. 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 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 extend the built form.

94. 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 tangible benefits will result. In these circumstances, there are compelling grounds to support the development.

Amount

95. Outline planning permission is sought for the residential redevelopment of the site. The site has an area of approximately 0.55ha. 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. 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 (which already includes depth type developments). 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

96. An illustrative layout is included with the application. This is intended to illustrate that a suitably scaled development, served from a new access point 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

97. Development in the locality is predominantly two-storey. 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

98. Landscaping is not a notable feature of this part of the site. Indeed, the site contains limited landscape features, other than boundary hedging. 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

99. 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 at Heather Way House, Fenton Road, Stubton, Newark

Is the development accessible and inclusive?

100. 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.
101. 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?

102. The site is accessible by all modes. Pedestrian access is achievable directly from Fenton Road.
103. The site / proposals enjoy direct vehicular access from Fenton Road, from where there is ready access to the primary road network.
104. As private domestic dwellings, the proposed development raises no specific issues relating to public accessibility.
105. The development is proposed to be served from a new access point at the northern end of the Heather Way House frontage. This access point will enjoy satisfactory visibility in each direction. Adequate provision will be made within the site for vehicle parking and turning.

7. Conclusions

Residential development (outline), Land at Heather Way House, Fenton Road, Stubton, Newark

106. 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.
107. Having regard to the location of the site within the built-up part of Stubton and the prevailing character of that area, the proposed development is considered appropriate.
108. 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.
109. 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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January 2026