

STUBTON PARISH COUNCIL RESPONSE TO PLANNING APPLICATION S25/0237:
OUTLINE PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT WITH ALL
MATTERS RESERVED EXCEPT ACCESS.

The proposed windfall development site comprises a parcel of undeveloped land to the rear of Heatherway House, Fenton Road, Stubton.

With regard to the application and conformity with planning policy, Stubton Parish Council submits the following comments, considering policies within the Stubton Neighbourhood Plan, SKDC Local Plan and the National Planning Policy Framework (NPPF).

Stubton is a Smaller Village as defined in the Local Plan Settlement Hierarchy. SP2 provides that "*development will be supported in accordance with SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character.*"

SP3 Infill

The application is made under SP3 Infill Development, subject to the following provisions:

- a. it is within a substantially built up frontage or re-development opportunity (previously development land);*
- b. it is within the main built up part of the settlement;*
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties;*
- d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.*

It is the Parish Council's view that the proposed development does not satisfy the above SP3 criteria:

- a. The proposed site is backland development, set back from existing buildings, so does not sit within substantially built up frontage. The site is not previously developed land – it is a greenfield site.
- b. The proposed location is situated to the rear of current development along Fenton Road and therefore cannot be described as within the main

built up part of the settlement. It would extend built form to the west and north of the village.

- c. Adjacent properties will be affected by the proposal. In particular, the access would impact on the neighbouring home nearest the site, to be developed at Park Cottage. The block plan suggests very little space between the access lane and the new dwelling and the traffic would affect amenity of that home.

Heatherway House currently sits central within its own grounds, with open space to all sides. The current owners have put considerable effort and time into improving their home. The introduction of another access road and development at the rear will, in the Parish Council's view, significantly reduce the attractiveness of Heatherway House and how it sits gracefully within the built form of the village.

- d. The site would extend existing built form to the north of the village where plots 4 and 5 are proposed on the block plan. To the west, the development extends beyond the linear pattern of development along Fenton Road.

SP4 Edge of Settlement.

As this application has been made under SP3, the essential criteria set out in SP4 has not been met: No pre-application consultation has taken place to show "*substantial support from the local community.*"

In terms of SP4(b) "*scale, layout and character,*" backland development principles suggest proposed development should be subservient in mass, scale, height and form to neighbouring properties. The introduction of 5 large detached dwellings would not conform with those design objectives and would detrimentally affect the landscape character of the locality. The development would "*extend obtrusively into open countryside*" contrary to SP4(d) and DE1 ("*Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area*").

In terms of "proven local need" under SP4(e), there is nothing to suggest a demand for additional large dwellings in Stubton. Large detached homes for sale in the village over the past year have failed to attract buyers.

LANDSCAPE CHARACTER

NPPF Chapter 15, Conserving the Natural Environment

Para 187, protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, supporting threatened species such as swifts, bats and hedgehogs.

Para 192, safeguard components of local wildlife rich habitats, wildlife corridors, promote conservation of priority habitats.

Para 195, the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on habitats sites unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

SKDC EN1

"Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

In assessing the impact of proposed development on the landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans."

Stubton Landscape Character Assessment

"When reviewing planning applications the Parish Council should consider the appropriateness or otherwise of any development with a view to avoiding change to the unspoilt and open nature of the area and views to and from it."

Stubton Landscape Character Assessment 6.9 C3

"Maintain the character, setting and views of the parish. The views to and from the rural, undeveloped landscape have been identified as intrinsic and special aspects of the area."

Stubton Neighbourhood Plan NE1

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

Stubton Neighbourhood Plan BE1

“New development for appropriate uses, which is in accordance with other policies of this plan, will be supported where it can be demonstrated that opportunities to protect and enhance the landscape or built environment of Stubton and/or its setting, have been considered and incorporated.”

Stubton Neighbourhood Plan BE2

“New building for appropriate uses should be sympathetic to the existing form, scale and character of Stubton Parish and be appropriate to its rural location...”

The proposed site is surrounded by open countryside to the immediate west and north. A Public Right of Way (PRoW) extends diagonally across the field to the west; to the north, the Right of Way leads along a farm track running parallel to the site. The PRoW is used by walkers from Claypole, Fenton, as well as Stubton residents. The view from the PRoW is framed by Stubton Hall and its grounds when walking eastwards along the footpath towards the edge of the village. When walking westwards, there are open views towards Claypole and Newark beyond. The location has a tranquil, rural feel, which attracts wildlife, including bats, barn owls, red kites, brown hares and hedgehogs, along with the occasional deer. The unspoilt landscape, when viewed from the PRoW is worthy of preserving and protecting in accordance with the aforementioned policies.

The Parish Council is informed that a colony of Great Crested Newts are evident in the locality, where a pond is situated next to the site boundary to the south of the site.

The proposed site would be at odds with the immediate natural surroundings, resulting in encroachment into open countryside. The proximity of the proposed buildings to the PRoW would spoil views, urbanise an otherwise rural landscape and be contrary to the policies cited above.

NPPF Chapter 14, Climate Change

Para 162, mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.

Para 163, The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications.

Para 170, Flood Risk: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Para 171, Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding.

The emerging pattern of milder winters with long periods of heavy rainfall present a particular challenge for Stubton as the land is heavy clay and the village has no mains drainage available for new development. Without significant investment in mains drainage infrastructure to support additional development, the challenges faced in recent years will worsen as the land becomes more waterlogged and localised flooding takes place.

Windfall Development

SKDC Local Plan provides an allowance of 30 dwellings per annum across the 58 Smaller Villages within the district. Over the past year Stubton has received 3 applications for edge of settlement, cul-de-sac sites, amounting to a total of 14 dwellings. As one of the smallest of the Smaller Villages and with no mains drainage, shops, pubs, schools or public transport, the village is unsustainable and sensitive to development due to its lack of infrastructure and facilities.

SP2 provides that development will be supported “*where it will not compromise the settlement’s nature and character.*” One small settlement providing almost 50% of the entire annual windfall allowance (for all 58 settlements in the SP2 Smaller Village Hierarchy) would compromise the nature and character of Stubton. It is the Parish Council’s view that Stubton’s nature and character will be compromised. The built form goes against the predominant, existing linear frontage and will be at odds with settled urban design which comprises a gentle transition from low density edge of settlement development into open countryside.

Stubton has consistently supported small amounts of development over the years, often for one or two properties, but the recent tranche of applications over the space of a few months will be difficult to absorb without the village losing its charm and character. As a Domesday village, it is important the historic

nature of Stubton is not lost by larger, generic cul-de-sac developments overpowering existing rural properties and the traditional patterns of rural development.