

Mr Sibthorp has responded to my earlier comments and objection (loaded onto the planning portal on 6 March). I set out below my further comments.

### **Status of Site**

In over 30 years since the construction of Heatherway House the application site has never been used as a residential garden, despite it being part of the original application site. It is the use of the site that is relevant rather than the original planning approval. For over 20 years the application site was used as equestrian. The menage was used for horse jumping, exercising and riding and the remaining field for grazing and shelter. The menage and a horse shelter still exist on the site. This use is not residential, it has a different use class (Sui Generis). A planning application for change of use may not have been submitted but it should have been. However, the changed use continued for more than 10 years and so probably became a lawful development. In more recent years the site has been vacant grassland and used for the grazing of sheep (agricultural use).

The proposals would extend the built form into adjacent countryside.

### **Stubton Neighbourhood Plan**

We maintain the opinion that the proposed development does not comply with the Stubton Neighbourhood Plan, as discussed in our previous correspondence. The reference to 10% growth rates was the anticipated future growth. The proposed development does impact existing paths as there is a public right of way immediately to the north of the site and across the field to the west. There are clear views into the site from this right of way.

### **Erosion of Setting**

If the proposed development is approved there would be a significant erosion of setting. The site is not domestic use.

### **Policy SP3**

In our opinion the proposals do not meet any of the criteria of SP3. The development would have a massive detrimental impact on the neighbouring properties at Ellary House and the new homes at Park Cottage.



The photograph above is taken from a rear window of Ellary House and across the application site. The impact of 5 new two storey buildings on the site is clear to imagine.

### **Drainage**

Outflows for both surface and foul water represent a significant issue on the site. Soakaways are ineffective in the heavy clay that underlies the topsoil. Surface water from Ellary House discharges into a large garden pond that then overflows into the field to the west (in the same ownership). This field is also the location of 900m of outflow trenches for the septic tank, and this still struggles to cope. A treatment plant or septic tank has a similar outflow to the inflow, and therefore 5 houses could create a problem that is insurmountable within the site. Surface water is likely to overflow onto third party land and cause local flooding in the area of the public footpath. The viability of drainage on the site should be addressed before the planning application is determined.

### **Emerging Policy and the NPPF**

Mr Sibthorp's comments about me not objecting to other recent applications is irrelevant. This application is not directly comparable to the others, and the number of objections reflect the fact that many residents of Stubton believe this proposal is harmful and inappropriate.

The tilted balance approach is acknowledged but this should not lead to every application being approved. There are so many issues against this application that the balance tilts the other way and it should be rejected. Allocations for housing should still be scientific and appropriate and directed to more sustainable and suitable locations. This application would destroy the nature and character of the village and the landscape character of its immediate environs. The harm of approving this application would outweigh the benefits.