

Application S26/0237 Heatherway House Stubton
Statement By Gary Senior

I live at Ellary House in Stubton and I object to this application.

The decision on this application is to be determined by the 'tilted balance' in the National Planning Policy Framework (NPPF).

NPPF clause 11(d)(ii) states that applications should be refused if the adverse impacts significantly outweigh the benefits. The tilted balance is exactly what it says - a balance with a preload applied to one side. The harm that this development would cause sits on the other side of the scale. There are numerous adverse impacts that clearly tip the balance the other way.

5 new homes would represent a tiny 0.03% of SKDC's housing target, yet the harm caused to our small rural village would be significant and irreversible. The following adverse impacts are all referred to in the policies in the NPPF and are relevant in considering the balance.

- 1) Stubton is a small rural village with no facilities and no scheduled public transport. It is not a sustainable location.
- 2) Great crested newts are present on site and in the adjacent pond, and their habitat would be damaged.
- 3) There is no significant demand for housing in Stubton.
- 4) Drainage infrastructure in the village is either at capacity or non-existent. Soakaways in the heavy clay are ineffective and could result in flooding on adjacent land. This should be addressed now rather than conditioned.
- 5) There would be a massive detrimental impact on the amenity of the neighbours in terms of loss of privacy, overlooking and noise and light pollution.
- 6) The site has only ever been used as equestrian and for grazing horses and sheep. The proposal is backland development that would result in an unacceptable encroachment of buildings into the open countryside and green space. It would significantly damage the landscape character of the village's immediate environs.
- 7) This proposal, together with other recent approvals, would represent a 28% increase in the size of the village. This is disproportionately large and would destroy the nature and character of the village and its attractive rural setting.

The NPPF states that "planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment". This application is clearly at odds with that requirement.

The adverse impacts of approving this application significantly outweigh the benefit of the tiny contribution to SKDC's housing target. It would result in unacceptable and irreversible harm. I would ask the councillors to refuse the application.