

STUBTON PARISH COUNCIL, MATERIAL CONSIDERATIONS IN RESPONSE TO:

S25/1033, Outline application for up to 4 detached dwellings. Land West of Doddington Lane, Stubton.

The Site and Location

The proposed development site is part of a 5.4 acre greenfield site under common ownership of the developers. Situated on Doddington Lane, Stubton, the field has a cottage to the north side of it and open countryside to the south. There is a PRow known as the Coach Road to the south of the field, where a gated access is situated off that track. The field is a Grade 3 greenfield site, laid to permanent pasture with historic ridge and furrow topography. There are 3 bungalows on the opposite side of Doddington Lane, representing the northern edge of the village. Stubton is a smaller village as defined in SP2 of the Local Plan.

SP1, SP3

The application has been made under spatial policy, SP3 Infill. It is the Parish Council's view that the proposed development is not infill as it does not fit the definition of a small gap between existing buildings.

The proposed development site is 1.76 acres of a 5.4 acre greenfield site and would be located beyond the last house (Lindum House) on the west side of Doddington Lane. It therefore does not accord with SP3 (a) which requires the site to be "*within substantially built up frontage*" or SP1 para 2.12 "*small, sensitive, generally no more than 3 dwellings*". The proposed red line also extends beyond the built form of dwellings opposite, contrary to SP3(d).

Whilst the site currently has hedgerows and trees to the roadside edge, a new access is proposed and the effects of removing the border foliage for access may impact on adjacent properties, contrary to SP3 (d), although impact may be modest, depending on the recommendations of Highways.

SP4, SP5,

The criteria listed a – f in SP4 Edge of Settlement has not been met:

- a) There has been no pre-application community consultation exercise, so substantial support of the community is not proven. The Parish Council has received 4 letters from residents in support of the development and it does not regard this as "*substantial*" for the purpose of satisfying this limb of SP4.

- b) The application is for outline consent only, so the indicative dwelling designs may change at full planning stage.
- c) Stubton is a smaller village, with no set target allocations for housing, save for the figure set out in SP2 for 30 dwellings per annum across the entire cohort of smaller villages in the district.
- d) The site is a greenfield site, with the red line extending into open countryside. The site is of ridge and furrow topography, therefore *"heritage characteristics"* should be considered.
- e) No proven need for 3 or 4 bedroomed bungalows in Stubton has been established.
- f) No provision for essential infrastructure has been agreed.

The proposed development site also fails to satisfy policy SP1, para 2.13 in that it is not *"substantially enclosed"*. The whole field is under common ownership with no existing internal boundaries to divide the development site from the remaining field and therefore it is not *"clearly defined by a physical feature that also acts as a barrier to further growth (such as a road)."*

SP5: The proposed development does not meet the *"exceptional circumstances"* test set out in SP5 paras a) to f) and the requirement for *"essential need"* for development in open countryside is not met.

Landscape Character

The proposals do not correspond with current built form. Existing dwellings are in a single row formation whereas the development is a cul-de-sac design. However, the site would be partially screened from view if existing hedgerows are retained and the indicative single storey dwellings would be similar in design to existing bungalows opposite.

The edge of village field has an open, verdant character with no existing buildings on it, or beyond it. The change of use from undeveloped agricultural land to residential use would alter the landscape character of the location contrary to the following Stubton Neighbourhood Plan Policies:

NE1:

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

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.

Ridge & Furrow

Stubton is a Domesday village and has sites of Medieval ridge & furrow topography. This non designated heritage asset is mentioned in the Neighbourhood Plan at page 10 and in the Landscape Character Assessment at paragraph 3.10:

Stubton Landscape Character Assessment, Page 9

3.10 The historic character zone, The West Grantham Farmlands (TVL4) notes that the zone is 'divided between the flat low lying areas of farmland and several small hills, on which the historic nucleated settlements are found'. The landscape of the wider character zone is described as rural, displaying a 'strongly planned character', Reference is also made to the well preserved ridge and furrow in some fields.

3.12 Settlement is described as dating from the early medieval period, with the village of Stubton mentioned in the Domesday survey of 1086.

The ridge and furrow site is recorded with Lincolnshire Heritage:

Monument record MLI99366 - Ridge and furrow to the south of Stubton.

Medieval earthwork ridge and furrow visible in aerial photographs and recorded by the National Mapping Programme.

EN1 of the Local Plan states: *"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."*

The proposed development does not accord with policy NE2 of the Neighbourhood Plan as it would not retain the landscape character.

NPPF para 216 provides: *"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."* It is the Parish Council's view that the ridge and furrow field system would not be conserved on the proposed site. EN6 of the Local Plan states *"substantial harm or loss will be resisted"*.

Highways

The Parish Council has concerns over vehicular movements exiting from the site due to possible visibility issues to the right where the road bends to the right and may obscure view. There are also no pedestrian walkways and the narrow lane is difficult to navigate on foot when encountering traffic.

Drainage

Doddington Lane has no mains drainage and there are documented problems with localised flooding on the Lane during autumn and winter.