

**South Kesteven D.C. Planning Department**

Council Offices

Grantham

Lincolnshire

2<sup>nd</sup> June 2025

Dear Sir / Madam

**PLANNING, DESIGN & ACCESS STATEMENT**

**Site:** Land West of Doddington Lane, STUBTON, NG23 5BX

**Proposal:** Outline Planning Application for Four (4) Detached Dwellings with All Matters Reserved Except Access.

**Description of Site**

The site is located on the village edge of Stubton (South side), to the West of Doddington Lane and with residential development on two sides (to the North and East).

The site currently comprises a parcel of undeveloped land in a low flood risk zone (FZ1).

The proposed development area has been restricted so as not to extend the extent of built development south along Doddington Lane, beyond that of 'The Birches' on the East side of Doddington Lane.

The Eastern boundary of the site is defined by a hedgerow.

Only a single point of vehicular access is proposed to minimise the extent of hedgerow removal.

The site development would not affect any Listed Buildings or Heritage Assets (designated or non-designated) either directly or in the context of their setting.

Stubton has a mixed character of residential development. Within this area there is a relatively low density of built form.

Overall, dwellings in Stubton vary in age and position but the majority are built in red brick with pantile roofs. The indicative only layout plans show that four detached single storey detached new homes would comfortably fit in with the surrounding area. The type of dwellings proposed are considerate of existing properties to the East side of Doddington Lane in terms of their outlook.

### **Description of Proposal**

The proposal is to ultimately construct 4no. detached dwellings with associated parking for each plot. This is an outline application, and a further reserved matters application would have to be submitted and approved before any construction works were to begin.

Accordingly, any construction works would not commence until 2026.

A site layout plan has been submitted showing 4no. L-shaped dwellings each with a good-sized private garden area. Set back from the public highway, the site is easily capable of accommodating this number of dwellings off a private drive, which is in keeping with the local area.

A single new access point is proposed to minimise hedgerow loss and ensure privacy between properties on both sides of Doddington Lane.

## Relevant Planning Policies & Documents

### SKDC Local Plan 2011 - 2036

Policy SD1 - The Principles of Sustainable Development in South Kesteven

Policy SP1 - Spatial Strategy Policy

SP2 - Settlement Hierarchy

Policy SP3 - Infill Development

Policy SB1 - Sustainable Building

Policy DE1 - Promoting Good Quality Design

Policy EN2 - Protecting Biodiversity and Geodiversity

Policy EN5 - Water Environment and Flood Risk Management

Policy EN6 - The Historic Environment

Policy ID2 - Transport and Strategic Transport Infrastructure

### Stubton Neighbourhood Plan

### National Planning Policy Framework (NPPF)

### Evaluation / Principle of Development

South Kesteven Local Plan (SKLP) sets out the principles of the location of development within Policies SP1 and SP2 with Stubton being classed as a Smaller Village, where **development** in accordance with Policy SP3 and other relevant policies **will be supported subject to it not compromising the settlement's nature and character**.

Policy SP3 of the SKLP refers specifically to infill development and that it will be supported in Smaller Villages subject to it being within a substantially built-up frontage, or re-development opportunity; within the main built-up part of the settlement; not detrimental to the amenity of occupiers of adjacent properties and in keeping with the character of the area and sensitive to the setting of adjacent properties, along with compliance with other policies of the SKLP.

Section 5 of the NPPF seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes contribute to the housing requirement of an area, with para. 83 stating that:

**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.

The application, in this instance, is for the erection of four new homes that would comfortably sit as an 'infill development' with development on two sides (i.e. the North and East).

The application site currently comprises a parcel of land within the Village \* therefore represents a development opportunity at a time of SIGNIFICANT housing **undersupply** across England and specifically within SKDC.

The site is clearly defined by the 'village sign and gates' and is part of the village. The proposal would not extend the pattern of development beyond the existing built form on the East side of Doddington Lane.

\*

**The site is located well to the North of the Village Sign and Gates – see photo below (next page):**



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 site does not accommodate any existing buildings and is not considered a non-designated heritage asset, therefore there are no concerns in principle regarding heritage matters.

Subject to impact on character and amenity, we consider that small scale residential development on the site can be considered acceptable in principle.

**We would also highlight that the current housing supply level in SKDC is only just over 4 years, and this should be given significant weight in the determination of this application.**

The Council is required by National Planning Policy Framework (NPPF) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirements.

The latest Five-Year Housing Land Supply Statement covers the period from 1 April 2024 to 31 March 2029 and concludes that the Council can identify 4.07 years supply.

**See attached – published very recently in March 2025 - [5 Year Housing Land Supply Statement 2024-2029.pdf](#)**

**In summary,** The NPPF (2024) has introduced changes to the way in which local authorities formulate the number of new homes needed to be delivered in their areas and as such **the need for houses in the district has increased significantly** which means that **the Authority is no longer able to demonstrate a five-year supply of housing**. The LPA is currently only able to demonstrate a housing land supply of **4.07 years**. This means that the **Development Plan is now out of date in terms of housing delivery and the tilted balance has come into effect**.

The shortfall in the supply of deliverable housing sites means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for planning permission to be refused. **This means the Authority has a duty to ‘...grant permission’ unless:**

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, in particular those for the location and design of development (as set out in chapters 9 and 12) and for securing affordable homes

Footnote 7 of the NPPF (2024) sets out that where there are policies protecting designated heritage assets that provide a strong reason for refusal, the presumption in favour of sustainable development would not apply.

As already set out, there would be no negative impact on heritage assets which could override the presumption in favour of sustainable development.

**Overall, it is therefore considered that in the current policy context taking account of the low 4.07-year housing land supply and the tilted balance, the proposal could be considered sustainable development on the edge of the settlement located between development on two sides.**

### **Impact of the Use on the Character of the Area**

Policy NE1 of the adopted Neighbourhood Plan (NP) states new development must preserve the remoteness and tranquillity of Stubton Parish.

Policy NE2 of the NP provides that 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.

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. Policy BE2 of the NP states 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.

Policy DE1 of the Local Plan provides that new development should 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 street scene, 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. The predominant materials within the village are red brick and clay pantile, and hedgerows line the boundaries.

The submitted outline layout plan indicates the existing hedgerow would only require a single access point to be established through it.

However, an overall 10% BNG gain is to be provided on-site.

The dwellings would be set back from the public highway.

The dwellings would be no larger in scale than existing development nearby and 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.

The NPPF seeks to ensure that developments are visually attractive, sympathetic to local character and history, and establish or maintain a strong sense of place.

At the reserved matters stage matters of final design, siting and landscaping would all be considered in detail.

### **Impact on the Neighbouring Properties**

Policy DE1 requires new development to not have any adverse impacts on residential amenity for neighbouring occupants in terms of a loss of light, light pollution, loss of privacy,



or noise. Proposals should include sufficient private amenity space, suitable to the development proposed.

The NPPF requires development to ensure a high standard of amenity for existing and future users.

Section 6E of the Design guidelines for Rutland and South Kesteven sets out the guidelines for new development in terms of residential amenity. Residential amenity is determined by factors such as space, privacy, outlook, outdoor space and natural light.

The proposed dwellings would be sited and designed such that no significant adverse impact would result to neighbouring occupants by virtue of noise, light pollution, overlooking or overbearing impact. Adequate separation distances between habitable room windows would be achieved between both existing dwellings and the neighbouring properties. As such the proposal would comply with Policy DE1 of the SKLP and the NPPF.

### **Highway Issues**

SKDC Local Plan Policy ID2 deals with transport issues, requiring that new developments should not severely impact on the safety and movement of traffic on the highway network.

**The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.**

The submitted plans identify a satisfactory single highway access point with visibility splays to serve four dwellings off a private drive.

We envisage that The Highway Authority will not object to the proposal subject to the imposition of relevant information relating to the provision of utilities, etc. As such the proposal is considered to comply with the NPPF.

### **Drainage Issues**

Drainage Policy EN5 requires new development to ensure there is no adverse impact in terms of increasing the risk of flooding in the area. The site is in Flood Zone 1 and is not shown on Environment Agency Flood Maps to be at risk of surface water flooding. As such a

suitable drainage strategy is likely to be achievable on site and details can be requested by way of condition.

### **Landscaping**

Further details of landscaping both hard and soft will be required by way of condition to ensure hedgerows will be retained and the finished landscaping respects its semi-rural location and boundary with the open countryside as well as enhancing biodiversity by way of on-site BNG.

Submitted ecology survey work advises there are no bats (no buildings on site) or other protected species on site that may be affected by the proposals. Nearby ponds have been checked for Great Crested Newts.

### **Conclusions**

- **Having considered all factors, we conclude that officers should support the application to deliver four new dwellings in principle, as the tilted balance would result in the less than substantial harm.**
- It is considered that the construction of four dwellings at the application site would be considered sustainable development and accord with the strategic vision of the NPPF (2024).
- **The development would contribute to the Council's housing supply targets in the short term.**

The principle of residential development in this location is acceptable and would not adversely impact upon character of the area, residential amenity, or highways and as such the proposal is acceptable in line with policies SP1, SP2, SP3, DE1 and EN6 of the SKLP and the NPPF.

- This application is in clear conformity with the NPPF.

- We hope that the local community, Planning Officers and Local Cllrs will be supportive of the application.

Yours faithfully



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