



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 9 July 2026 that was received after the Agenda was published.

S26/0237

Proposal: Outline planning application for a residential development with all matters reserved except for access

Site Address: Land Adjacent Heatherway House, Fenton Road, Stubton, NG23 5DB

Additional information/points of clarification

Updated to wording of paragraph 7.35, for the revised wording:

7.35 The Conservation Officer further advised, the siting of the dwellings would be at odds with the general streetscape of the village as a backland development, which predominantly comprises set back detached or semi-detached dwellings, former farmsteads, and dispersed courtyard/cul-de-sac developments. This is, however, dependent on the final design, layout, material and scale of the development. No full assessment of the potential harm can be provided without these details. In principle, the access as proposed is not considered to cause harm to the heritage assets.

In respect of Anglian Waters response to the development, further clarification is provided below as to the evaluation of their response and resulting condition.

Anglian Water did raise an objection on the basis of the site connecting to the foul sewage network, based on cited capacity issues. Paragraph 7.67 states that Anglian Water requested a condition in respect of provision of details for foul sewage disposal, however this is not included within their comments and they requested monitoring be carried out for 12 months of flow monitoring to measure the total daily volume of treated effluent being discharged from the Stubton Water Recycling Centre (WRC) in respect of capacity. With the potential for the results of this monitoring to overcome the objection if the results showed that with the addition of the development, the level of flow would not exceed the limited of the WRC.

It is the Officers recommendation that this is not a reasonable requirement, given that Anglian Water have a statutory responsibility to allow developments to connect to their network. Furthermore, there are alternative drainage strategies that could be utilised that would not result in the requirement to connect to the network, such as indicated on this submission, with a package treatment plant. As such, the condition (Condition 6) within the suggested conditions, is the Officers recommendation, not Anglian Waters.

Further representation/statement

Since the publication of the planning agenda, a statement has been submitted by G Senior (Appendix 1), H Wilson (Appendix 2) and R Thornton (Appendix 3) all of which have appended in full to the end of this report.

The points within these statements can be summarised as follows:

- 5 new homes would represent 0.03% of SKDC's housing target, yet the harm to the small rural village would be irreversible
- Stubton is an unsustainable location with no facilities or scheduled public transport
- Damage to habitats of Great Crested Newts adjacent the site
- There is no significant housing demand in Stubton
- Drainage should not be conditioned with insufficient infrastructure
- Detrimental impact on the amenity of neighbours to the site
- Backland development would encroach into the open countryside and green space
- This and recent developments would be a 28% increase in the size of the village
- The weight given to the application of the tilted balance

It is the Officers assessment that the statement does not introduce any new planning considerations and each of these points as sufficiently addressed within the Committee Report and this subsequent additional item report.

In respect of the point raised about the drainage details and that they should not be conditioned, conditioning drainage details is a standard practice and there is no reason to delay the determination of the application to wait for further details which may not have yet been finalised.

Conditions

Finally, the wording to condition 13 within the conditions schedule has been updated as below, for the avoidance of doubt in restricting the number of dwellings on the site.

Amended Condition

13) No more than a maximum of 5 dwellings shall be permitted on this site.

Reason: To define the permission and for the avoidance of doubt