



## Planning Committee

25 September 2025

# S25/1033

**Proposal:** Outline application for up to 4 detached dwellings. All matters reserved except access.

**Location:** Land West Of Doddington Lane, Stubton, NG23 5BX

**Applicant:** Hilltop Ltd

**Agent:** Mr Nick Grace - GraceMachin Planning & Property

**Application Type:** Outline Planning Application

**Reason for Referral to Committee:** Called in by Cllr Milnes due conflict with loss of ridge and furrow, no housing need, design, loss of hedgerow, flood risk.

**Key Issues:**

- Character and appearance of the area
- Neighbours residential amenities
- Highways Impacts

**Technical Documents:**

### Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Loveden Heath

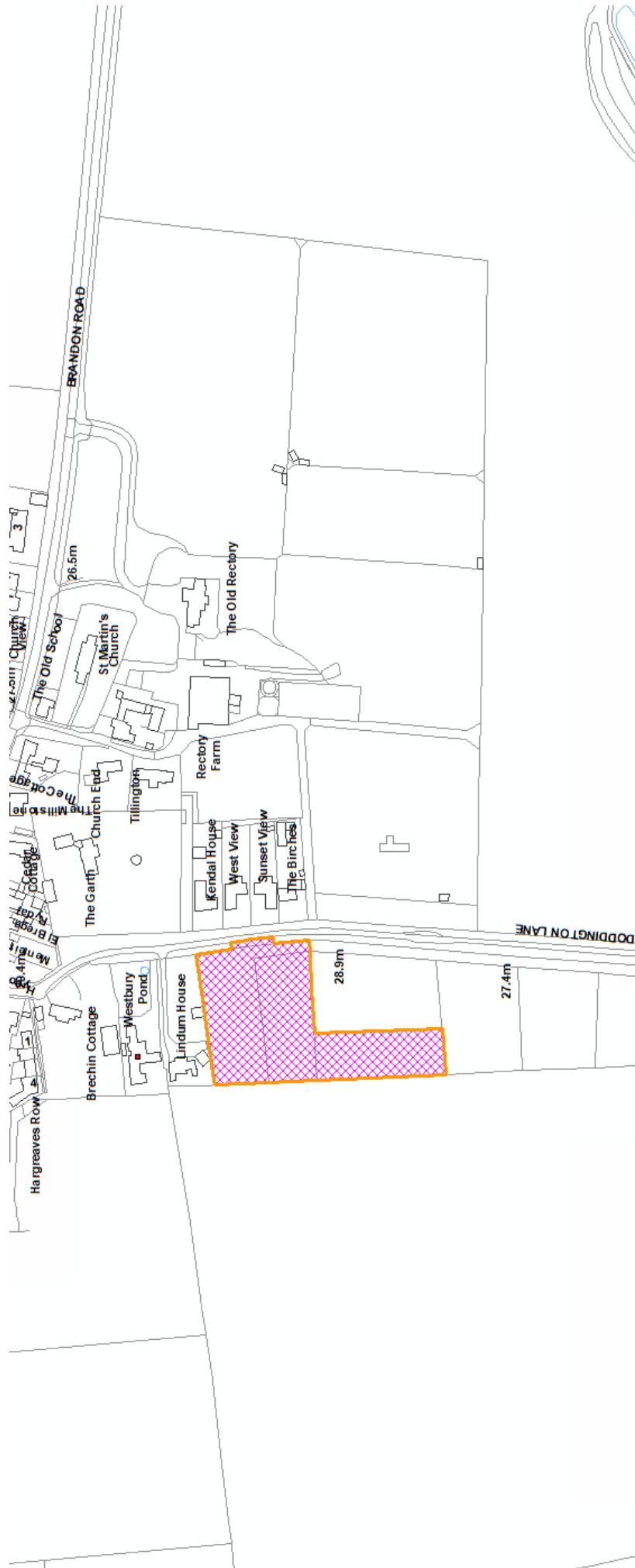
**Reviewed by:**

Adam Murray – Principal Development Management Planner

15 September 2025

### Recommendation (s) to the decision maker (s)

To authorise the Assistant Director - Planning & Growth to GRANT planning permission, subject to conditions



Key

Application  
Boundary



## **1 Description of Site**

- 1.1 The application site comprises of a parcel of land to the western side of Doddington Lane to the south of the small village of Stubton. The parcel of land is located directly south of the last dwelling on the western side of Doddington Lane, Lindum House, in the main built-up part of the settlement. Lindum House is a two-storey dwelling set back within the plot.
- 1.2 To the west and south of the site is open countryside. To the east of the site are further dwellings, with the last dwelling on the eastern side being The Birches.
- 1.3 The plot of land extends further south along the western boundary.

## **2 Description of the Proposal**

- 2.1 The application is seeking outline planning permission for the erection of up to 4 dwellings, with all matters except for access reserved.
- 2.2 Whilst layout would be a reserved matter, an indicative layout plan has been provided that the northernmost section of the application site, which is roughly rectangular in shape, hosting 4 dwellings. The dwellings are indicated as being positioned in a cul-de-sac style layout and are indicated as single storey L shaped dwellings.

## **3 Relevant History**

- 3.1 There is no relevant site history.

## **4 Relevant Planning Policies and Documents**

### SKDC Local Plan 2011-2036

- Policy DE1 – Promoting Good Quality Design
- Policy EN2 – Protecting Biodiversity and Geodiversity
- Policy EN5 – Water Environment and Flood Risk Management
- Policy SB1 – Sustainable Building Measures
- Policy SP1 – Spatial Strategy
- Policy SP2 – Settlement Hierarchy
- Policy SP4 – Development of the Edge of the Settlement

### National Planning Policy Framework (NPPF)

- Section 5 – Providing a sufficient supply of homes
- Section 9 - Promoting Sustainable Development

### Stubton Neighbourhood Plan

### Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

## **5 Representations Received as a result of Publicity**

- 5.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 9 letters of representation have been received; 7 of which

are in support, the remainder are neutral. The points raised can be summarised as follows:

1. The size and location of the dwellings would fit into the village fabric as per the indicative plans
2. Similar developments have been agreed in the past, including St Martins Close and Park Cottage
3. The dwellings are considerate of existing properties on the East side of Doddington Lane in terms of their outlook, size and construction
4. Maintaining the hedging to the forefront of the site would be beneficial and ensure the rural character of the village is not compromised
5. The plans would fit into SKDC Local Plan and the Stubton NDP
6. The roadway on Doddington Lane should be improved outside the development and into the village as there isn't a safe footpath
7. There is no mains drainage or sewage, with existing properties on Doddington Lane hosting septic tanks and soakaways
8. There is wildlife present around the site, with sightings of a barn owl, red kite or falcon and Muntjac deer
9. There are local water drainage issues with Doddington Road previously having flooded and surrounding fields becoming waterlogged. There is layer of clay that affects drainage. Without sufficient research 4 additional houses would contribute to the waste water issues
10. Prefer the ecology/landscape area to be re-sited to be in the east west direction to create a more natural break between the development and the agricultural land to the south
11. Limited number of dwellings would have minimal impact on the existing services and infrastructure
12. Benefits of the proposed development outweigh any negative impact
13. The site to date has been neglected and the proposals would rectify this
14. Plans would enhance the wildlife habitats
15. Access driveway opening should ensure sightlines meet regulations and conditions set by Highways
16. If approved, a condition restricting the plot to 4 dwellings should be attached
17. Habitat replacement belt should run east to west hedge to hedge
18. The recommendations made by the Ecology Consultant should be fully implemented
19. If the hedge is to be retained this should be trimmed and maintained regularly
20. The drainage ditch is cleared and reinstated where necessary along all the boundary owned by the prospective developers and/or their lessee
21. Whilst building work is taking place all materials, vehicles and equipment should be stored on site and should not cause obstruction on the highway
22. Any damage to verges and road surfaces on Doddington Lane as a result of the proposal should be repaired swiftly and to an agreed standard

23. Proposal would benefit the village
24. The larger the village becomes (with quality developments such as this and the one currently under construction on Fenton Road), the more likely it is that the village can attract other facilities and promote community cohesion
25. The site is well-located, being the village-side of the gates and matching development on the opposite side of Doddington Lane
26. The extra traffic on the road would be minimal when compared to the traffic (both cars and HGVs) using the road daily to businesses situated outside the village
27. The loss of the countryside and wildlife would be minimal considering the village is surrounded by open countryside
28. The site is directly opposite a modern house and 2 recently built bungalows, so will not look out of place
29. The new development ideally ends at the current village boundary
30. There are 2 other small cul-de-sacs within the village so the scheme is not out of keeping within this small community
31. There is no footpath on this part of Doddington Lane, but the verges are wide enough to step onto safely should a vehicle need to pass. Presently, the lane is quite safe for walking, dog walking and cycling, and such a small development should not alter that situation
32. In terms of the flooding issues mentioned in other representations, this was the case for several years, but more recently the gulley on the West side of the lane has been cleared and rodded by a few local residents with impressive results
33. Choice of bungalows for the proposal is excellent and adds to the variation of properties in Stubton
34. The very narrow double bend as you leave Stubton could be a concern, the hedgerows on either side of the road restrict visibility and would benefit by having a proper pathway constructed

## **6 Representations Received**

- 6.1 **Ward Councillor**
- 6.2 No comments received
- 6.3 **Parish Council**
- 6.4 Full comments can be found on the Councils website, the Parish Councils comments are summarised as follows:
- 6.5 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.
- 6.6 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.
- 6.7 The proposed red line extends beyond the built form of dwellings opposite, contrary to SP3(d).

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

6.9 The proposed development site 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).”

6.10 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.

6.11 The proposals do not correspond with current built form.

6.12 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 and NE2.

6.13 Stubton is a Doomsday 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

6.14 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.

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

6.16 **Highways**

6.17 Requested additional information - A footway has been proposed within the limits of the site; however, these do not connect onto the existing footway network. Therefore, please advise how it is proposed to manage the safe passage of pedestrians from the site to the village. – The applicants’ agents has provided a response to this request and the LPA is awaiting a further response from LCC Highways.

6.18 **Conservation Officer**

6.19 The area proposed for redevelopment retains very well-preserved Medieval ridge and furrow. There is an ongoing threat of modern ploughing and development destroying ridge and furrow. As it is noted as a non-designated heritage asset, it is of local significance. At minimum, a Heritage Impact Assessment should be produced to fully assess the potential impact and level of harm against the significance of the heritage assets within the site and proximity to the site, to ensure the development is in line with NPPF216. As this application is outline, except access, no clear assessment of the potential harm can be made. It is appreciated that this appears to be a low-density development. The access proposed would open-up the well-established boundary, which is noted on historic maps. The extent of the driveway, however, appears modest, and it is noted that the trees and hedges otherwise are to be retained along the site. The access therefore is considered acceptable.

6.20 Given the enclosed nature of the wider streetscape, the proposed development is not considered to cause harm to the setting of the grade II listed Manor House.

6.21 Further consultation regarding the potential impact upon below ground archaeological features is provided by Heritage Lincolnshire

6.22 **Heritage Lincolnshire**

6.22.1 The site for the proposed development lies in an area of archaeological interest. To the east of the village there are cropmarks indicating trackways of medieval or post medieval date leading into the settlement. To the west of the proposed development cropmarks though to mark the presence of enclosures and boundaries of prehistoric date have been plotted by the National Mapping Programme and are recorded in the Lincolnshire Historic Environment Record (HER). The HER also records surviving ridge and furrow on the proposed development site. The village itself is mentioned in the Domesday Book of 1086, indicating that the settlement is probably of late Saxon date at least. The church of St Martin is situated to the east of the village and although it was built in the early 19th century, it was to replace an earlier church in the village. An archaeological watching brief undertaken at the south end of Fenton Road in 2007 recovered pottery of medieval date and a pit possibly of the same period. In the same area a metal mount was found and although its exact function could not be determined, there are comparable AngloSaxon and medieval examples A single sherd of medieval pottery was recovered during a programme of archaeological monitoring and recording during development to the south-west of the parish church in 2001

6.22.2 Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of trial trenching. Prior to the trial trenching a topographic survey should record all upstanding earthworks extant on the site. Further archaeological mitigation work may be required if archaeological remains are identified in the evaluation.

## 7 **Evaluation**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the adopted development plan comprises of the following documents:

7.2 - South Kesteven Local Plan 2011-2036 (Adopted January 2020)

7.3 – Stubton Neighbourhood Plan 2014-2026 (Made 3 July 2015)

7.4 The Lincolnshire Minerals and Waste Local Plan forms part of the development plan in relation to minerals planning.

7.5 The policies and provisions set out in the National Planning Policy Framework are also a material consideration in the determination of planning applications, alongside the adopted Design Guidelines for Rutland and South Kesteven.

7.6 As of March 2025, the Council are presently unable to demonstrate a 5-year supply of housing land and as a result, the policies most important for determining the application are deemed to be out-of-date by virtue of footnote 8 and paragraph 11d) of the Framework. Paragraph 11d) requires that planning permission should be granted unless

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

7.7 **Principle of Development**

7.8 Policy SP1, spatial strategy states proposals should protect the best and most versatile agricultural land to protect opportunities for food production and the continuance of the agricultural economy. The 'best and most versatile agricultural land' is defined in the NPPF as agricultural land of grade 1, grade 2 and grade 3a with grade 1 classification being the best. Natural England's Land Classification Map shows the land contained within the site classed as Grade 3 and therefore within an area of land that could be considered good to moderate land.

7.9 Policy SP1 also states that development affecting the best and most versatile agricultural land will only be permitted if: - There is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and - Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taken place (this requirement will be secured by planning condition where appropriate).

7.10 In this case, the proposal relates to a site of roughly 0.71 hectares, which is located immediately to the south of the existing main built up part of the settlement. The majority of the agricultural land within the district is Graded 3, with the land surrounding Stubton also identified as being of similar value. It is not possible to distinguish between Grade 3A and 3B without the submission of detailed soil samples. However, given the proximity to the built-up settlement it is likely that the land would be Grade 3B. As such, the proposal would not result in the loss of BMV agricultural land.

7.11 The application site is situated to the west of Doddington Lane at the southern edge of the existing built- up area of Stubton, which is identified as a Smaller Village in Policy SP2. The existing built development on Doddington Lane extends north of the application site on the western side, however the eastern side of Doddington Lane does have built form that extends slightly further south with a further 4 dwellings past the building line of the final property on the western side. The application proposal is therefore considered to be extension the existing built form of Stubton on the western side of Doddington Lane beyond its existing limitations and, therefore, Policy SP4 (Development on the edge of settlements) is the relevant policy to establish the principle of development on this site.

7.12 Policy SP4 states that proposals for development on the edge of a settlement, which is in accordance with all other relevant Local Plan policies, will be supported provided that essential criteria are met. This requires the proposal to:-

- (a) Demonstrate clear evidence of substantial support from the local community through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum.
- (b) Be well designed and appropriate in size, scale, layout and character to the setting and area.
- (c) Be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan.

- (d) Not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area.
- (e) In the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
- (f) Enable the delivery of essential infrastructure to support growth proposals.

7.13 There has been no pre-application community consultation exercise carried out and it is therefore not able to be clearly evidenced that there is substantial support from the local community for the proposal.

7.14 The parish council have raised their concerns over elements of the proposal and have not confirmed their support for the proposal. The scheme is therefore considered to be contrary to SP4(a).

7.15 Representations have also indicated that there is no identified local housing need. It is noted that no evidence has been provided about an identified need for Stubton. However, the LPA is not meeting the identified required housing land supply for the District.

7.16 As a result, Policy SP4 is deemed to be out of date, and the titled balance is applicable. The presence of the tilted balance weighs in favour of housing developments unless there are identified policies conflicts that outweigh the significant benefit of the provision of additional housing units.

7.17 **Impact on heritage assets**

7.18 The importance of considering the impact of development on the significance of non-designated heritage assets is expressed in the National Planning Policy Framework (NPPF). The NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.

7.19 SKDC's Conservation Officer advised that the area where the houses are indicated to be developed retains very well-preserved Medieval ridge and furrow. They noted that there is ongoing threat of modern ploughing and development destroying ridge and furrow, which is a non-designated heritage asset and is of local significance. Examples of ridge and furrow are mentioned within the Stubton Landscape Character Assessment, as being a feature of the local landscape.

7.20 The Conservation Officer advised a Heritage Impact Assessment (HIA) should be provided to assess the level of impact the proposal would have on the non-designated heritage asset.

7.21 The applicant's agent advised that the provision of the HIA would identify that the proposal would result in the total loss of the ridge and furrow, and therefore the assessment should be made giving weight to the harm caused by the loss of the non-designated heritage asset.

7.22 Heritage Lincolnshire also noted the presence of the ridge and furrow, however noted that it would be clear that to achieve the development this would be at the expense of the ridge and furrow on the site. They recommended that the ridge and furrow be documented

prior to any work commencing through an earthworks topographical survey which would be able to record the features and extent of the ridge and furrow.

7.23 **Heritage balance**

7.24 Heritage Lincolnshire also advised that given the proximity of the proposed development to the village, the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. As such they have recommended a condition be attached requiring the commission of a Scheme of Archaeological Work, including trial trenching, to be detailed through a Written Scheme of Investigation that is submitted to and approved by the LPA prior to development commencing.

7.25 Further advise from SKDC's Conservation Officer noted that access proposed would open-up the well-established boundary, which is noted on historic maps. The extent of the driveway, however, appears modest, and it is noted that the trees and hedges otherwise are to be retained along the site. There are therefore no objections to the proposed access from a conservation standpoint.

7.26 Given the enclosed nature of the wider streetscape, the Conservation Officer advised that the proposed development is not considered to cause harm to the setting of the grade II listed, Manor House.

7.27 Taking the above into account, the development would cause harm to a non-designated heritage asset by way of the loss of the ridge and furrow on site contrary to NPPF Section 16 and Policies EN6 and DE1 of South Kesteven Local Plan. The weight attributed to this loss is limited given that it is a non-designated heritage asset. This harm is then weighed against any public benefits of the proposal which in this instance is the provision of up to 4 additional homes. Whilst there is no evidence of Stubton having an identified local housing need, SKDC does not have an established 5YHLS and therefore there is a district wide housing need. The significant benefit that is attributed to the housing contribution is given moderate weight. The moderate weight attributed to the housing provision would outweigh the limited weight of the harm to the heritage asset in this instance.

7.28 **Impact on the character and appearance of the area**

7.29 Policy NE2 of the Stubton Neighbourhood Plan states:

7.30 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.

7.31 In particular, 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.
- Protect and enhance the existing landscape character and the important features that define the character, setting and views of the Parish (as set out within the Stubton Landscape Character Assessment). In particular, development which would impact on Stubton Neighbourhood Plan 39 Map showing key views from Stubton Parish towards surrounding areas and the escarpment slopes (shown in orange) views into and, where appropriate, out of the village should demonstrate that these features have been sensitively and appropriately considered and incorporated/mitigated as necessary.

7.32 Policy BE2 of the Stubton Neighbourhood Plan states:

7.33 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.

7.34 Layout, scale and appearance are all matters to be reserved and therefore are not being considered by under this application. However, the principle of development and its potential impact on the character and appearance of the site and surrounding context is a material consideration.

7.35 The suitability of the proposed access in terms of any impact this may have on the character and appearance of the area is also able to be assessed as the application is seeking approval of access details.

7.36 Whilst the Parish Council raised concerns over the indicative layout in a cul-de-sac style arrangement being out of character with the development on Doddington Lane, it is considered that there is variation in the positioning of dwellings within the plots, the scale and design of the dwelling.

7.37 The representations received on the application from the members of the public are supportive of the indicative layout of the dwellings and it being indicated that they would be bungalows.

7.38 On the basis of the indicative layout plan, should this be forthcoming, 4 single storey dwellings in the L shape as proposed would be acceptable in principle. This is due to L shaped bungalows being characteristic of existing dwellings along Doddington Lane and there being examples of dwellings both set back from Doddington Lane and set further forward. Therefore, the proposed cul-de-sac layout as shown on the indicative layout plan would be reflective of the variation in the existing building lines.

7.39 Based on the above, the proposal, in principle is considered to be in keeping with the character and appearance of the area and would not result in any unacceptable visual impact in accordance with Policies DE1 of the SKDC Local Plan.

7.40 **Impact on neighbours' residential amenities**

7.41 There are no adjacent residential neighbours to the west or south of the proposed development. There is the highway separating the application site from the residential properties to the eastern side of Doddington Lane and therefore it would not be considered that the siting of up to 4 dwellings within the application site would have any unacceptable impact on the dwellings on the eastern side of Doddington Lane.

7.42 There is a singular residential neighbour adjoining the plot to the northern boundary, Lindum House. Whilst no details of scale have been provided, it has been indicated that the dwellings would be L shaped bungalows and from the indicative plan provided it is considered that sufficient separation from Lindum House could be achieved with the design, with there being no harm by way of overlooking or overshadowing.

7.43 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.44 **Highways Issues**

7.45 Paragraph 116 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.46 Lincolnshire County Council raised that the footway to be provided within the limits of the site would not connect to the existing footway and therefore queried how it is to propose to manage the safe passage of pedestrians from the site to the village.

7.47 The applicant's agent confirmed there is currently no footpath linking the core of the Village to those houses on the Eastern side of the public highway opposite the application site. Therefore, what is proposed is a benefit compared to that which exists.

7.48 This information has been provided to LCC Highways for their comment, and the LPA is awaiting their response.

7.49 Concerns were raised in representation over the visibility from the access given the scheme mentions it would retain the hedging to either side of the proposed access point. Subject to the hedge being sufficiently maintained, the access point should provide sufficient visibility in either direction.

7.50 Updated comments will be reported through the late items paper.

7.51 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

7.52 **Ecology and Biodiversity**

7.53 Additionally, Biodiversity Net Gain (BNG) became mandatory on all small sites on 2 April 2024 unless relevant exemptions apply. In the case of this application, the required BNG metric has been provided that demonstrates that there would be an increase of 10.97% of onsite habitat units and 16.67 % of hedgerow units, with the southern section of the site stated to be to allow for the on-site BNG. This would be secured via the mandatory BNG condition.

7.54 A Preliminary Ecological Appraisal (PEA) accompanies the submission, and details that there was protected species identified within the site but did note that the sites hedgerows offer nesting and foraging opportunities for birds and bats. The PEA offers recommendations based on the sites habitat values and mitigations in the event wildlife would be encountered. Further details regarding the potential impact can only be ascertained when the detailed design has been formulated. As such, conditions are proposed to require the submission of an updated assessment as part of the reserved matters application.

7.55 **Flood Risk and Drainage**

7.56 The site is located within Flood Zone 1 with a low risk of fluvial flooding, with a chance of surface water flooding, with a low risk of surface water flooding. Nevertheless, the representations on the application have identified that both Doddington Lane, the application site and surrounding fields have experienced surface water and drainage issues.

7.57 The application form states that surface water would be disposed of via soakaways and mains sewers, however the representations received state that mains sewers may not be

possible and that there is a layer of clay in the area which could make soakaways an unsuitable option, therefore a condition would be attached requiring an appropriate drainage strategy be provided for the site.

7.58 Subject to the condition, the scheme would be considered to comply with Policy EN5 of the SKDC Local Plan.

### **7.59 Climate Change**

7.60 It is acknowledged that the application submission does not specifically provide details about how the proposed dwellings would accord with the policy obligations of Local Plan Policy SB1, which requires developments to minimise carbon emissions and support low carbon travel. As such, a condition has been attached to require the submission of further details of sustainable building measures, in accordance with the requirements of Policy SB1.

### **7.61 Crime and Disorder**

7.62 It is considered that the proposal would not result in any significant crime and disorder implications.

### **7.63 Human Rights Implications**

7.64 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

### **7.65 Conclusion**

7.66 When considering the above assessment, the following material considerations have been identified.

7.67 There is an identified policy contradiction to SP4(a) given that the proposal has not evidenced clear substantial local support, and there is also no evidence of a specified local housing need for Stubton, contrary to SP4(e).

7.68 The proposal would result in the loss of a non-designated heritage asset by way of the loss of ridge and furrow on the site, and this also has to be weighed against the public benefits.

7.69 The proposal would involve the development of up to 4 dwellings, which is a significant public benefit that Officer's would attribute moderate weight. This is particularly important in the context of the Council's 5YHLS shortfall and the application of the tilted balance.

7.70 Paragraph 11(d) of the NPPF states that therefore planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in The Framework, indicate that development should be restricted.

7.71 In this case, it is Officer's assessment that the public benefits of the proposal would clearly and demonstrably outweigh the minor harm caused by the loss of ridge and furrow. As such, the balance of considerations weighs in favour of the grant of planning permission.

## **8 RECOMMENDATION:**

8.1 To authorise the Assistant Director – Planning & Growth to GRANT planning permission, subject to conditions.

### **Time Limit for Commencement**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the latter.

Reason: In order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
  - i. layout;
  - ii. scale
  - iii. appearance
  - iv. landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

- 3 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Existing Site Plan received 11 July 2025
  - ii. Proposed Site Plan received 11 July 2025 in so far as it relates to the position of the access

Unless otherwise required by another condition of this permission.

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

## **Prior to Commencement**

- 4 Before the development hereby permitted is commenced, a written scheme of archaeological investigation must have been submitted to and approved in writing by the Local Planning Authority. This must include a topographic survey of the site including all upstanding ridge and furrow.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policies EN6 of the adopted South Kesteven Local Plan and Paragraph 205 of the NPPF.

- 5 Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 6 Notwithstanding the submitted preliminary ecological appraisal submitted within this application, as part of any application for reserved matters details relating to layout and landscaping a revised Biodiversity Mitigation and Enhancement plan must be submitted to and approved in writing by the Local Planning Authority. The submitted report must be in broad accordance with the submitted Preliminary Ecological Appraisal, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter, the development must be carried out in accordance with the approved details.

Reason: To ensure the proposal does not result in any unacceptable adverse impacts on ecological assets and protected species, as required by Policy EN2 of the Local Plan.

## **During Building Works**

- 7 The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:-
  - the on-site parking of all vehicles of site operatives and visitors;
  - the on-site loading and unloading of all plant and materials;
  - the on-site storage of all plant and materials used in constructing the development;
  - wheel washing facilities;

- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Construction works would be carried out in accordance with the approved details.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction

### **Prior to the development being occupied**

- 8 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

### **Ongoing Conditions**

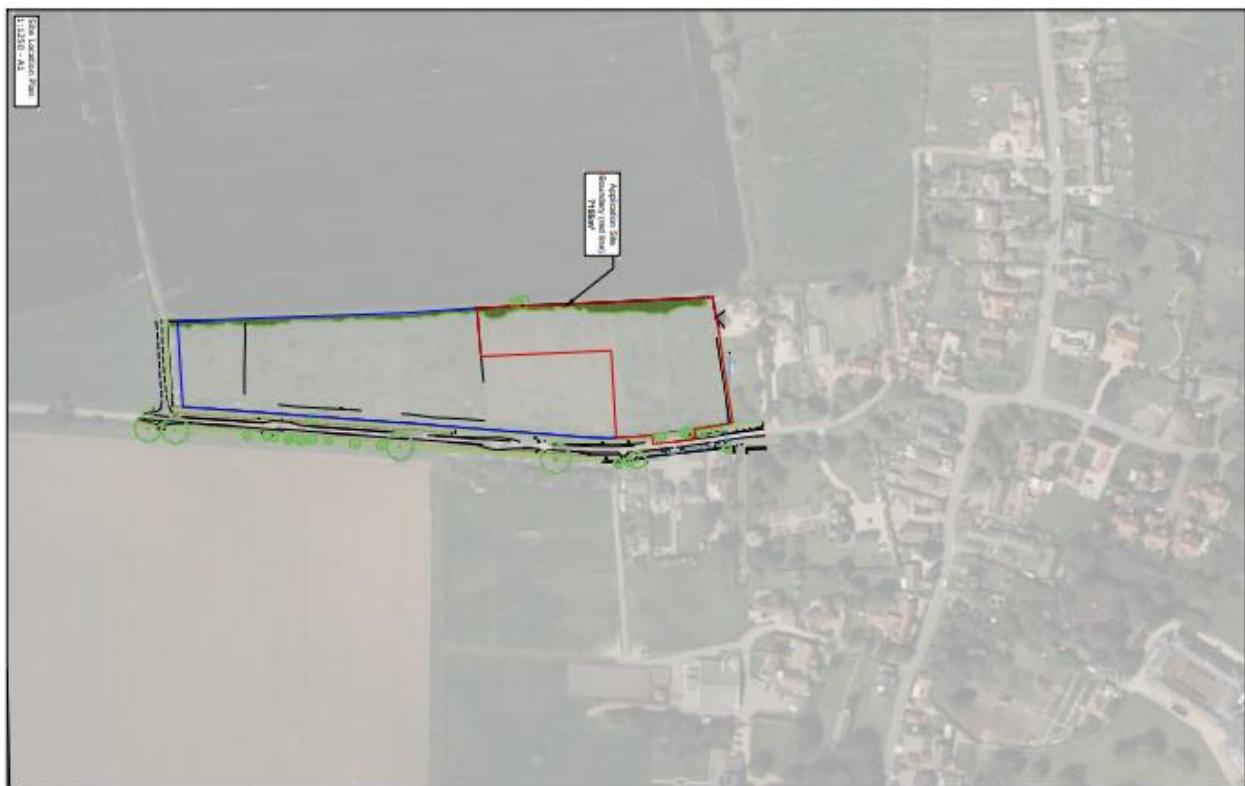
- 9 No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the building; details of water efficiency. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1

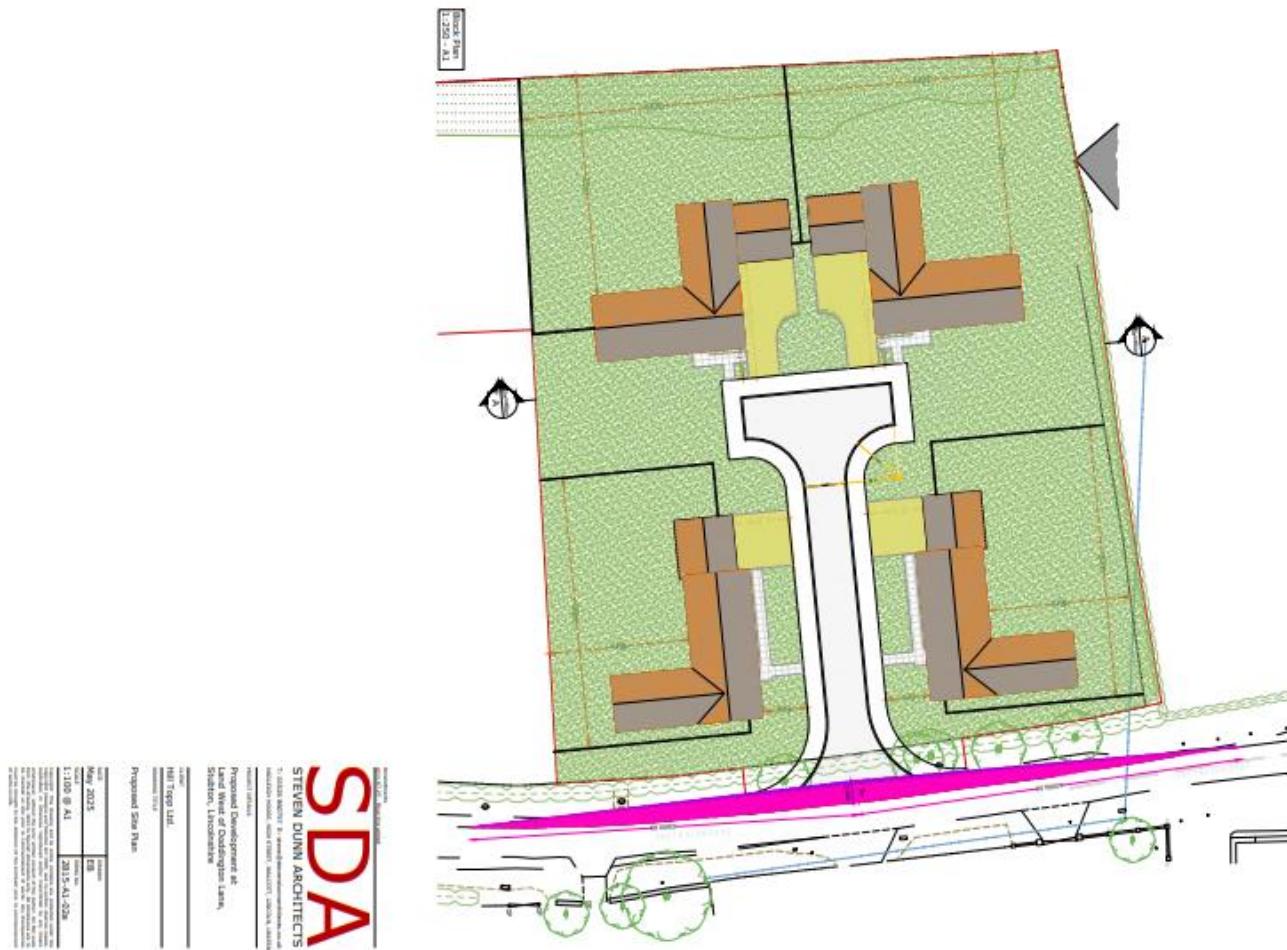
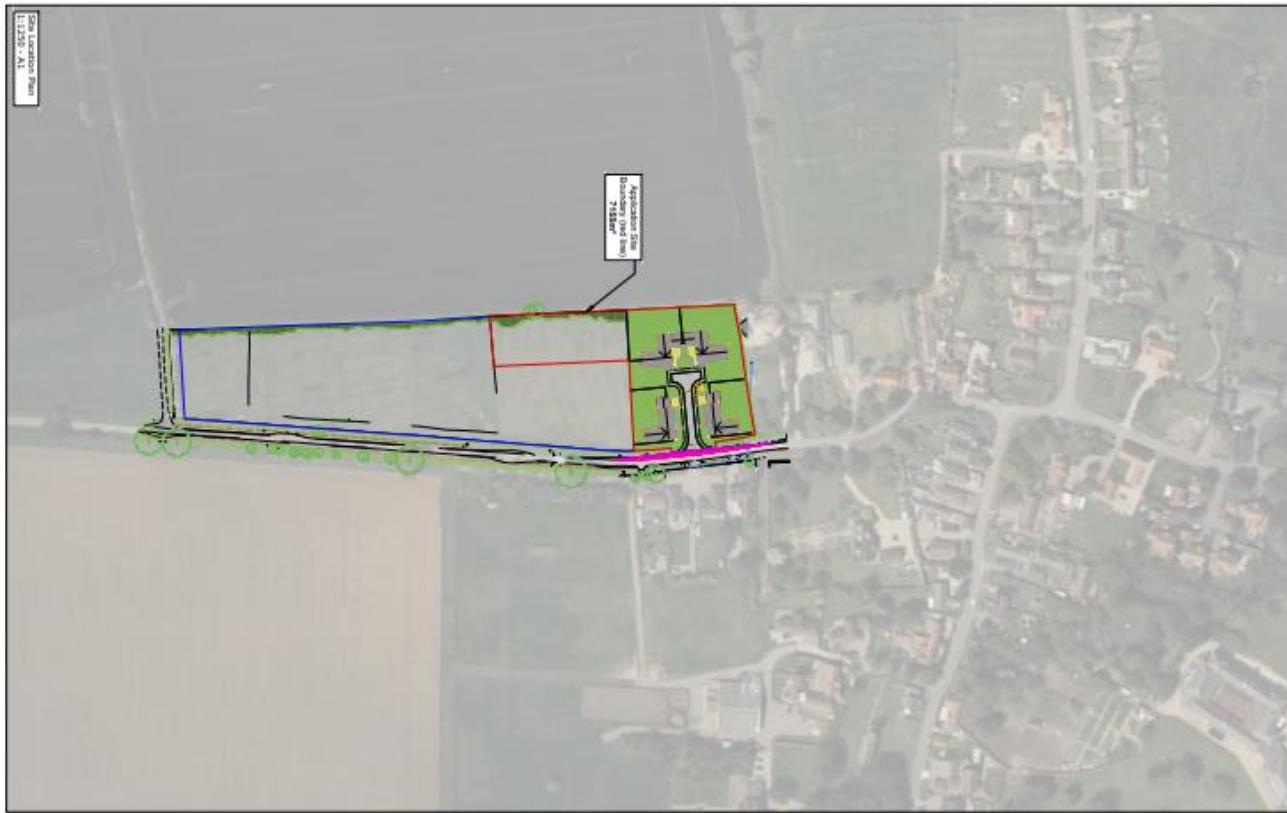
- 10 This permission relates to a maximum of 4 dwellings on the site.

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

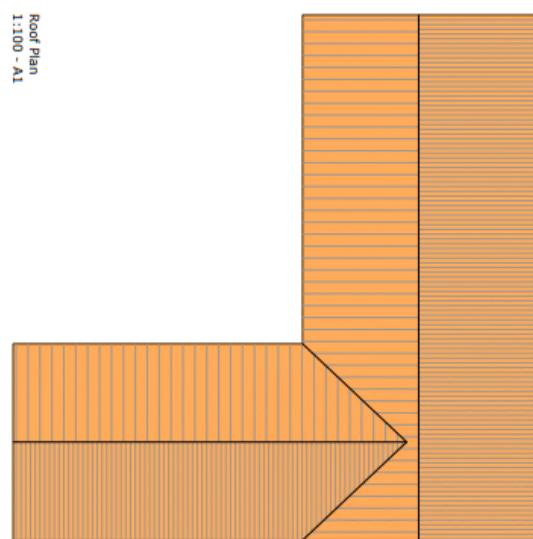
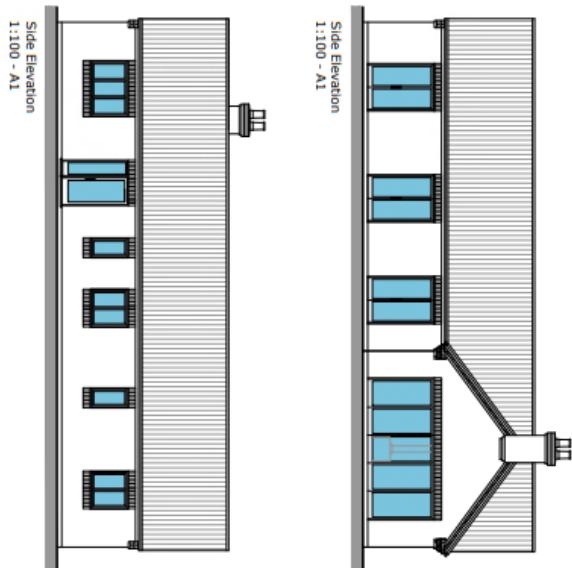
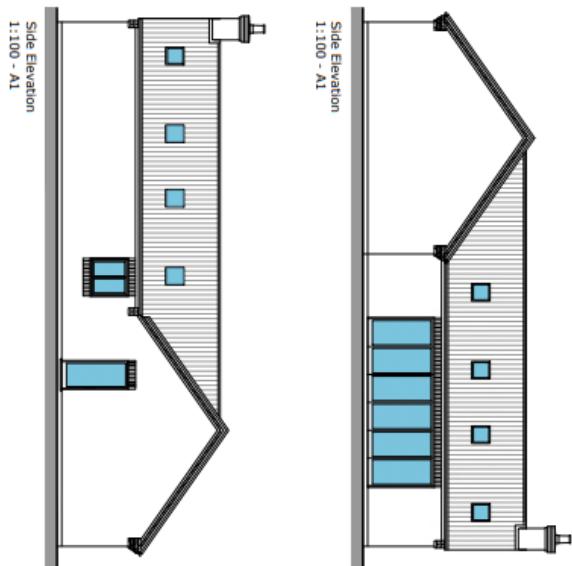
## Location Plan



## Proposed Site Plan



## Indicative Floor and Elevation Plans



**SDA**

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HEADQUARTERS, HIGH STREET, WOLCOTT, LINCOLN, LINCOLNSHIRE

PROJECT DETAILS

Proposed Development at  
Land West of Doddington Lane,  
Skelton, Lincolnshire

CLIENT

Hill Topo Ltd.

Surveyors RICS

Proposed Plans & Elevations

DATE	REF
May 2025	EB
1:100 @ A2	2815-A2-03

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